



Town of Fountain Hills

land use analysis & statistical report



Land Use Analysis

and Statistical Report

Fountain Hills, Arizona



Prepared By:
Town of Fountain Hills
Planning & Zoning Division
16705 E. Avenue of the Fountains
Fountain Hills, AZ 85268

January 2007

With assistance from:



Town of Fountain Hills 2006

Town Council

Wallace Nichols, Mayor
Mike Archambault
Ginny Dickey
Ed Kehe
Henry Leger
Keith McMahan
Jay Schlum

Planning & Zoning Commission

Dennis Brown, Chairman
Jerry Caldwell
Michael Downes
John Ewald
Michael Kazabuski
Sherry Leckrone
Paul McDonald

Board of Adjustment

Samuel Nicholson, Chairman
Richard Gohl
John Kovac
E.K. Ohsman
Clark Summerfield

contents

Introduction	1
Demographics	3
Current Population Statistics	4
Population Trends & Projections	5
Development Trends	7
Town-Wide Building Permit Data	8
Residential Building Permit Data	10
Commercial Permit Data	12
Existing Businesses	15
Contractors/Construction	16
Lodging/ Hotels/ Bed & Breakfasts	18
Restaurants	20
Retailers	22
Service	24
Wholesalers	29
Shopping Centers	30
Government & Public Facilities	33
Municipal & Utility Services	34
Schools	36
Parks	38
Capital Improvements	40
Land Use	43
Town-Wide Data	44
State Trust Land Data	48
Inventory by Section	50

introduction

Employment opportunities, economic growth, recreational activities, beautiful vistas, and an ideal climate have continued to attract people, both young and aging, to Fountain Hills, Arizona. Those who reside in Fountain Hills are typically career minded, culturally oriented, and well educated. Residents and visitors alike have found Fountain Hills personal and professional lifestyles very satisfying.

Fountain Hills' location east of Scottsdale and north of Mesa provides the town with the unique circumstance of being separated, but not isolated, from the rest of the Valley of the Sun communities. With easy access to the Valley, Fountain Hills is a hillside community offering breathtaking views of the surrounding mountains and desert.

A top-rate educational system provides quality learning experiences to Fountain Hills' children, with over 95% of high school graduates attending institutes of higher learning.

Fountain Hills has something for everyone in the areas of recreation and entertainment. Opportunities abound such as dining at one of the many fine restaurants, attending events or viewing exhibits at the community center, shopping at one of the numerous retail centers, strolling and shopping on the Avenue of the Fountains, participating in the annual Arts & Crafts Fair, or marvelling at the world's largest, continuously operating fountain against the beautiful mountain backdrop.

Our 2006 was exciting. Fountain Hills continued to see growth in commercial, office, industrial, and residential development. The town annexed over 2 square miles of state trust land that will provide additional single family housing, parks and open space, and commercial/retail development while being sensitive to the environment. In 2006, commercial building permits increased 211% from 2005, while the number of residential building permits decreased by 50% from the previous year. Major capital improvements undertaken and completed by the town this year include the Rotary Centennial Splash Park and the first phase of the Avenue of the Fountains Enhancement Project.



Fountain Hills maintains high design standards in all types of construction. The result is a community that balances work and living space, protects aesthetic concerns, and ultimately maintains the desirable living environment that attracts new residents as well as visitors from all over the world.

This 2006 Annual Land Use Analysis and Statistical Report provides a look at Fountain Hills as we are today and a glimpse of where we are going tomorrow.

demographics

Current Population
Trends & Projections



Fountain Park



Fountain Park



Golden Eagle Park



demographics


Based on Certificates of Occupancy issued for new homes in 2006, it is estimated that Fountain Hills' population grew to a total of 24,794. This gives Fountain Hills an average of 1,221 people per square mile, or 1.91 people per acre.

This statistic is important because Fountain Hills' low population density is a major reason the town has such a desirable and enviable reputation as a friendly, affluent community in which to live and work.

Fountain Hills' land is currently developed at an average density of 2.4 dwelling units per acre for single family homes and 7.78 dwelling units per acre for multi-family housing. At the end of the year there were 3,311 undeveloped, developable single family lots and 69 multi-family lots. If Fountain Hills continues to develop at a similar density, the population is estimated to reach 34,324 at build-out.



Population by Gender & Age		Male	Female	Under 5	5-9 Years old	10-14 Years old	15-19 Years old	20-24 Years old	25-34 Years old	35-44 Years old	45-54 Years old	55-59 Years old	60-64 Years old	65-74 Years old	75-84 Years old	85+ Years old	TOTAL
Population		9,771	10,464	928	1,006	1,173	945	596	1,868	3,108	3,562	1,720	1,449	2,362	1,285	233	20,235
Percent		48%	52%	4.6%	5.0%	5.8%	4.6%	2.9%	9.2%	15.4%	17.6%	8.5%	7.2%	11.7%	6.4%	1.1%	100.0%
Median Age = 46.4 Years old		Average Household Size = 2.34														Average Family Size = 2.67	



The logo of the Town of Fountain Hills, Inc. is a circular seal. It features a stylized landscape with a mountain range in the background, a winding river in the middle ground, and a fountain with water spraying upwards in the foreground. The text "TOWN OF FOUNTAIN HILLS, INC. 1986" is written around the top inner edge of the circle, and "All that is Arizona" is written around the bottom inner edge.

Income Per Household												TOTAL
	Under \$10,000	\$10,000-\$14,999	\$15,000-\$24,999	\$25,000-\$34,999	\$35,000-\$49,999	\$50,000-\$74,999	\$75,000-\$99,999	\$100,000-\$149,999	\$150,000-\$199,999	\$200,000+		
Household	301	220	656	821	1,313	2,071	1,322	1,160	436	325	8,625	
Family	95	105	332	541	922	1,627	1,162	1,019	378	270	6,451	
Median Household Income = \$61,619 Median Family Income = \$68,185 Per Capita Income = \$32,230												

Source: 2000 US Census

Source: 2000 US Census



POPULATION TRENDS

Year	Fountain Hills Population
1980	2,772*
1985	5,200*
1990	10,030*
1995	13,745*
2000	20,235*
2005	24,492*
2006	24,794**
2010	27,777***
2020	31,051****
Estimated Buildout ~2030	34,324**

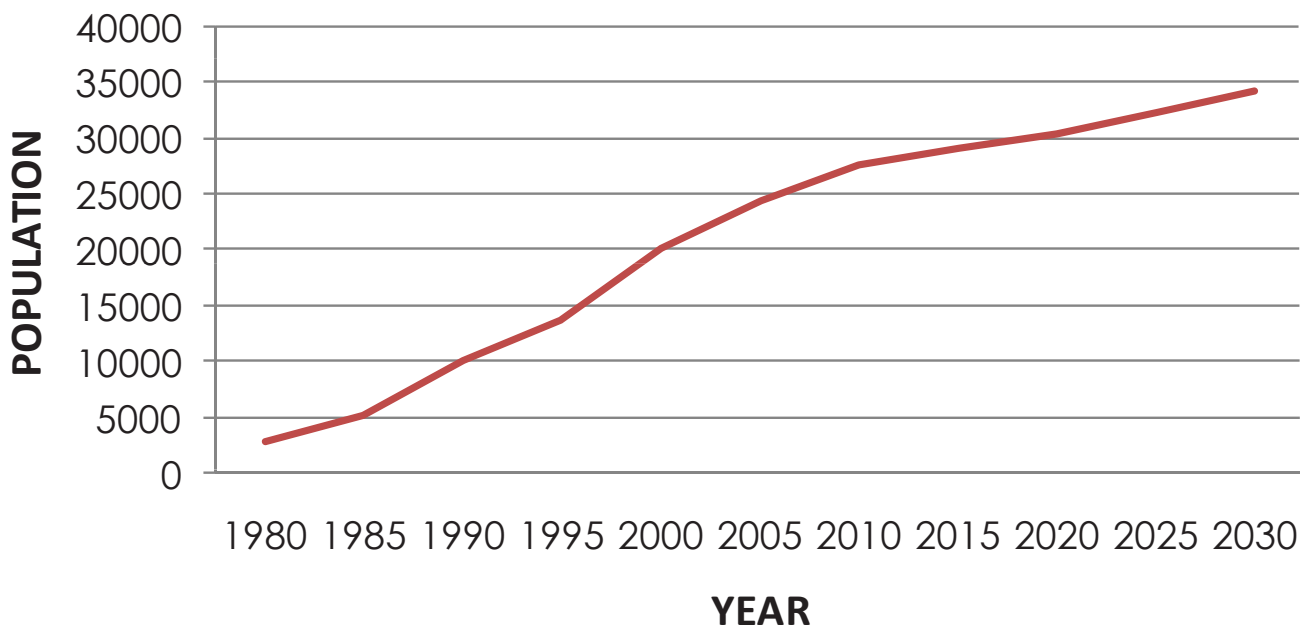
* Population provided by US Census / Maricopa Association of Governments (MAG)

** The projected 2006 population and projected build-out population are based on calculations using the remaining vacant developable residential lots in Fountain Hills and the corresponding average population densities. For example, the remaining 1,561 developable single family residential lots were multiplied by the General Plan density for single family dwelling units (2.5) to get the projected population (3,830) for that particular land use (single family). The same calculation was used for projecting the maximum population on the state trust land based on the 1,750 maximum allotted units per the development agreement. The projected number of dwelling units for multi-family housing (669) was a result of the undeveloped, developable multi-family acres (86.03) multiplied by the current average density of multi-family dwelling units (7.78 du/ac). Then the General Plan density for multi-family dwelling units (1.98) was multiplied by the projected number of dwelling units (669) to determine the projected population (1,325).

*** Population projected using Maricopa County growth rate percentages.

**** Provided by Fountain Hills Planning & Zoning Division

Fountain Hills Population Trends



development trends

town-wide
residential



Single Family Home



Multi-Family



Condominium



Single Family Development

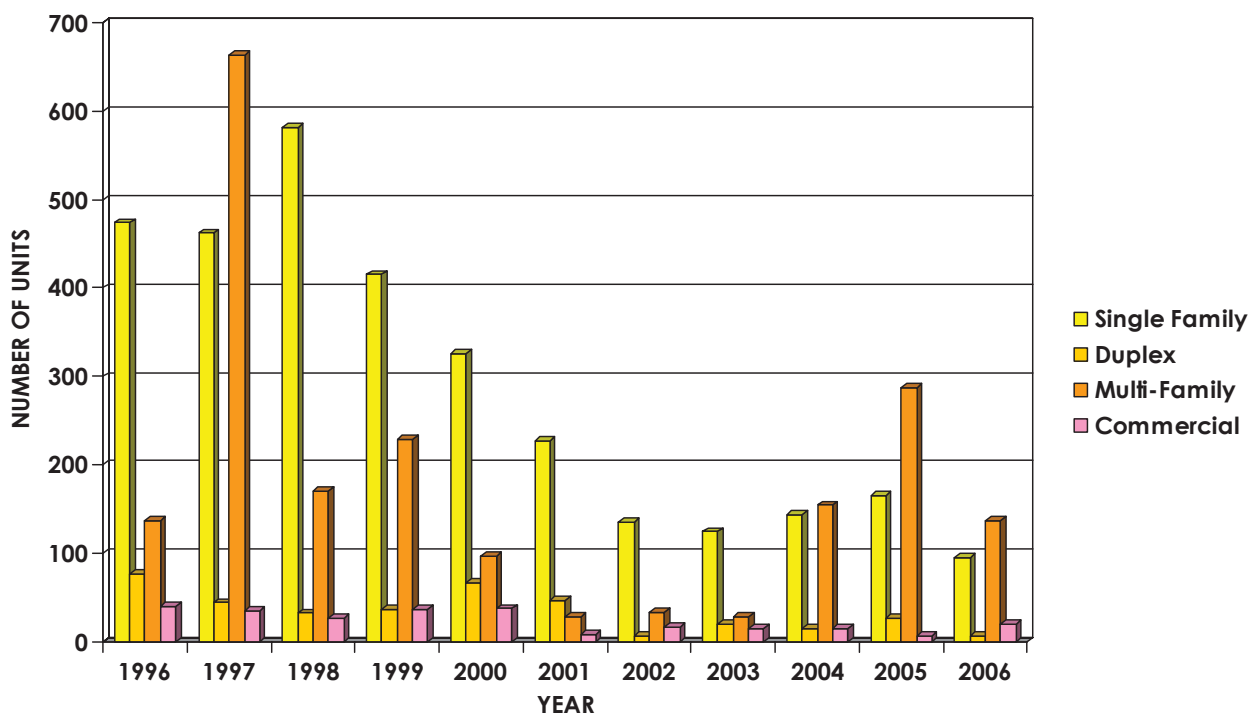


town-wide building permit data

The Town of Fountain Hills has been largely developed (53%) for residential use. The Town's development period peaked between the years of 1996 and 1999 and has recently leveled off as the town nears build-out by the year 2030. In recent years, Fountain Hills has seen a change in development trends from mostly single family development to an increasing number of multi-family complexes.

Variety and quality in housing are important to all residents and prospective home buyers. To ensure a high quality lifestyle of Fountain Hills residents, the Town enforces standards for grading, hillside preservation, and low water use landscaping. All proposed development must meet these standards before receiving approval from the Town.

BUILDING PERMITS ISSUED



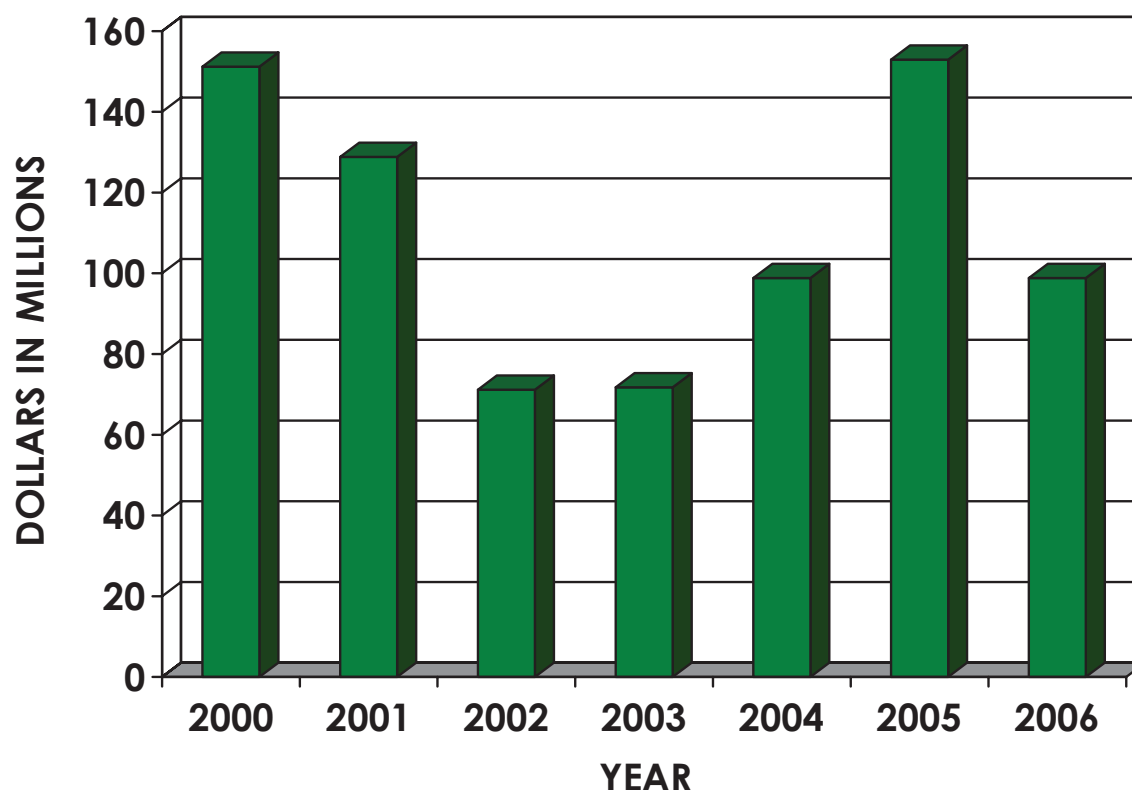
YEAR	Single Family	Duplex		Multi-Family		Total Dwelling Units	Commercial
		Bldg.	Total Units	Bldg.	Total Units		
1996	474	38	76	19	137	687	40
1997	462	22	44	26	664	1170	35
1998	582	16	32	36	170	784	26
1999	415	18	36	34	229	680	36
2000	326	33	66	23	97	489	37
2001	227	23	46	6	28	301	8
2002	135	3	6	4	33	174	16
2003	124	10	20	10	28	172	14
2004	143	7	14	64	154	311	14
2005	165	13	26	187	287	478	9
2006	95	3	6	102	137	238	19
11 Year Total	3148	186	372	511	1964	5484	254
11 Year Average	286	16.9	33.8	46.5	178.5	498.5	23.1



VALUATION OF BUILDING PERMITS ISSUED IN DOLLARS

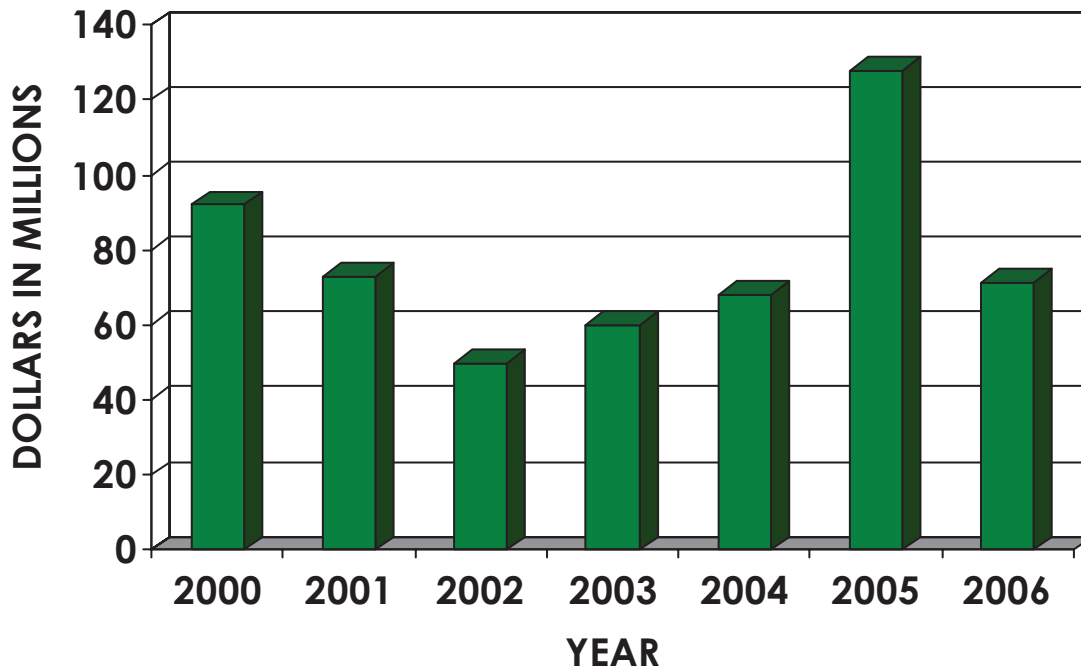
MONTH	2000	2001	2002	2003	2004	2005	2006
JANUARY	9,657,285	10,095,841	12,674,799	8,278,411	5,378,932	12,492,184	10,401,780
FEBRUARY	11,963,705	6,919,626	6,758,009	4,534,589	6,283,480	11,022,986	10,065,618
MARCH	9,055,695	7,342,961	5,516,213	3,550,616	7,988,927	18,234,408	13,141,125
APRIL	28,856,897	5,392,190	5,227,955	4,628,701	10,248,734	11,931,534	23,876,322
MAY	15,059,907	11,429,116	4,344,882	6,397,382	6,781,176	13,144,445	6,162,823
JUNE	18,271,252	6,693,401	6,843,339	5,063,000	7,413,744	11,507,145	4,862,164
JULY	13,741,446	9,970,909	3,591,554	4,009,686	8,982,012	11,204,070	6,311,607
AUGUST	11,781,658	15,442,009	7,103,632	5,265,222	6,592,195	10,586,050	6,056,935
SEPTEMBER	10,570,321	12,803,262	4,225,922	12,936,361	7,752,132	10,896,860	5,986,758
OCTOBER	5,202,319	16,857,948	7,203,429	2,945,035	16,604,943	13,952,586	4,944,620
NOVEMBER	9,633,469	22,029,078	5,343,893	7,076,501	10,054,384	14,095,976	3,477,748
DECEMBER	6,882,365	3,654,428	2,455,109	7,558,665	5,081,586	13,566,781	3,643,007
TOTAL	150,676,319	128,630,769	71,288,736	72,244,169	99,162,245	152,635,025	98,930,507

BUILDING PERMITS ISSUED VALUATION IN DOLLARS

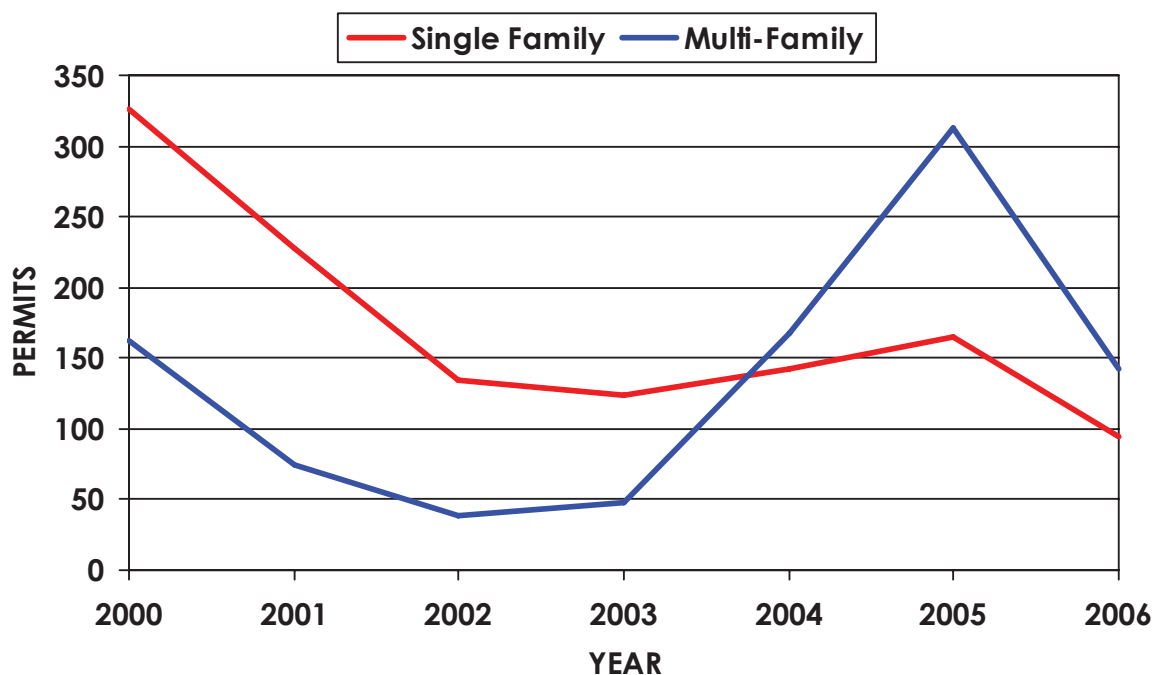


residential building permit data

RESIDENTIAL PERMITS ISSUED
VALUATION IN DOLLARS



DWELLING UNITS APPROVED
FOR CONSTRUCTION

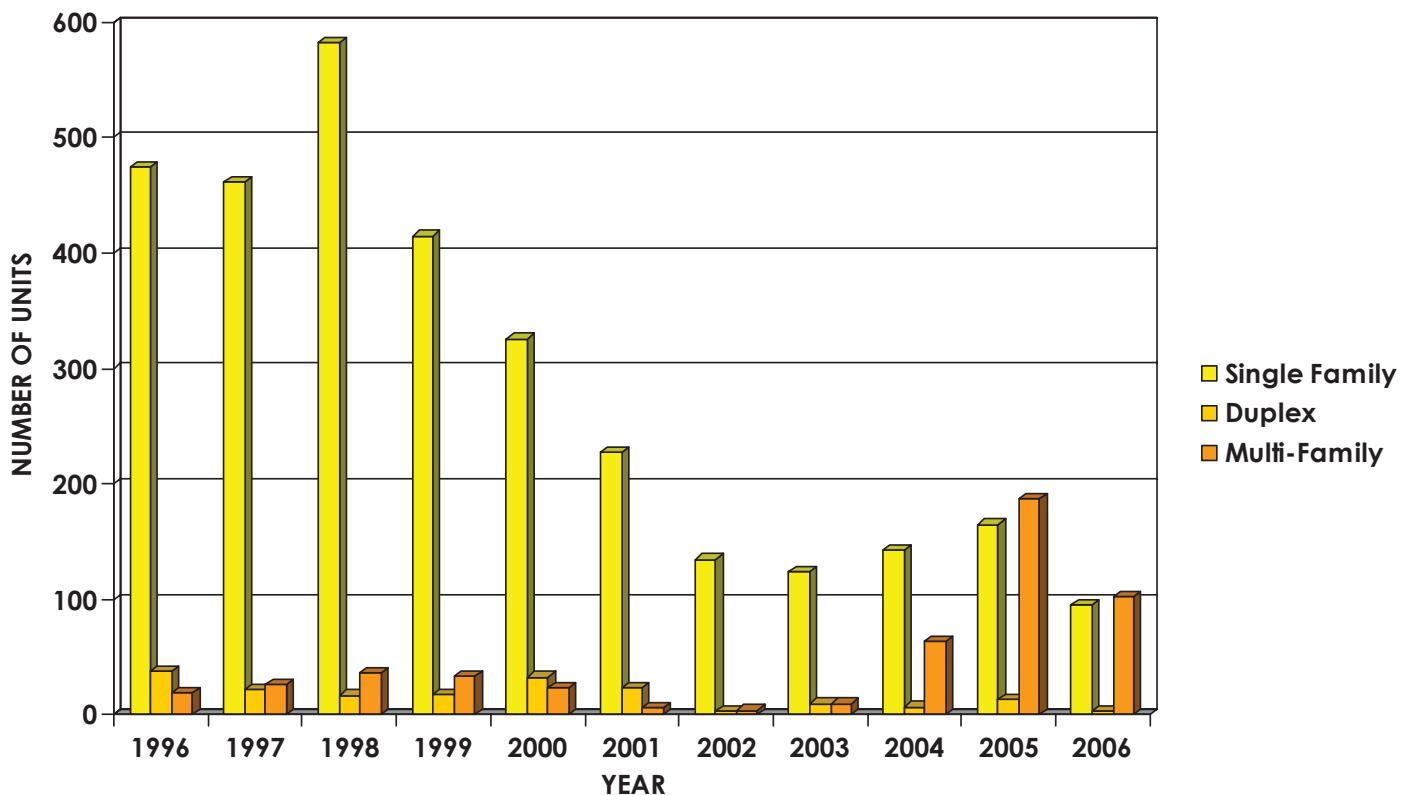


RESIDENTIAL BUILDING PERMITS ISSUED

YEAR	SINGLE FAMILY	MULTI-FAMILY*	TOTAL UNITS**
1996	474	57	687
1997	462	48	1170
1998	582	53	784
1999	415	52	680
2000	326	56	489
2001	227	29	301
2002	135	7	174
2003	124	20	172
2004	143	71	311
2005	165	200	478
2006	95	105	200

* Includes duplexes, townhomes, and apartments.

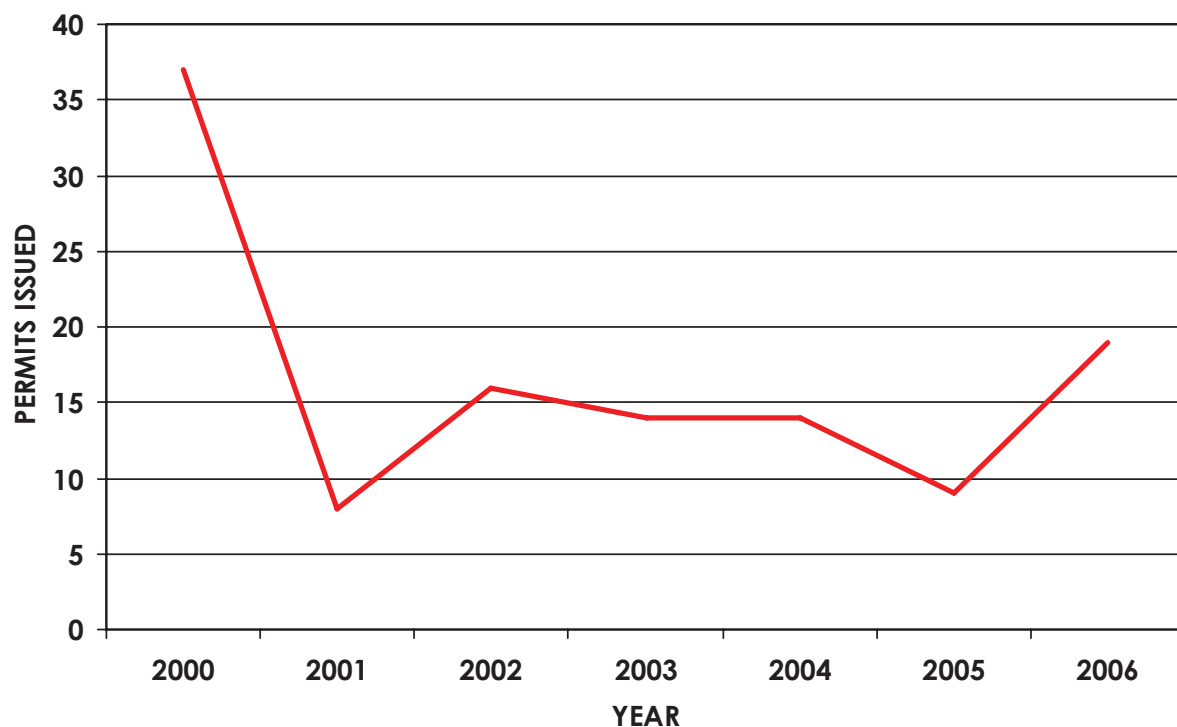
** The total number of units does not equal single family and multi-family building permits issued.
(Multi-family building permits are issued for each building, not each unit.)



commercial building permit data



COMMERCIAL BUILDING PERMITS ISSUED

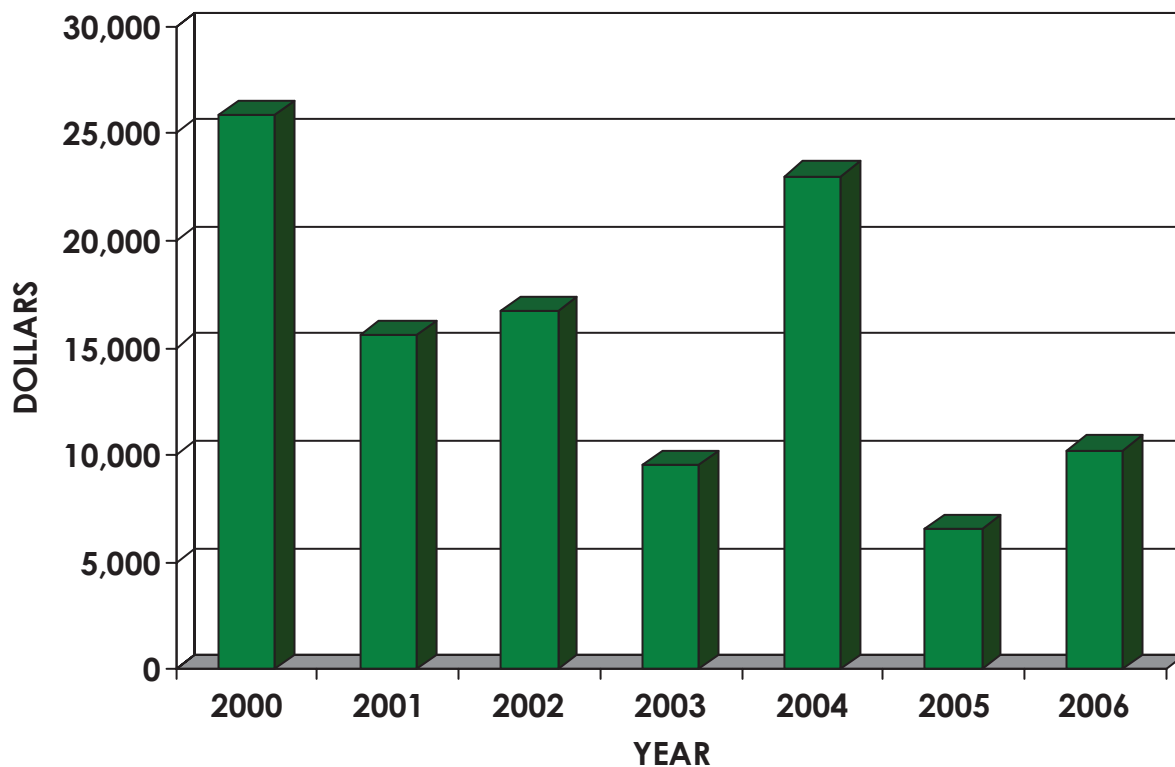


BUILDING PERMITS ISSUED AND VALUATION

Year	Permits Issued	Valuation (\$)
2000	37	25,869
2001	8	15,625
2002	16	16,698
2003	14	16,698
2004	14	9,554
2005	9	6,561
2006	19	10,245

*2000-2004 Valuation includes commercial building permits as well as tenant improvements.

COMMERCIAL PERMITS ISSUED VALUATION IN DOLLARS



*2000-2004 Valuation includes commercial building permits as well as tenant improvements.

existing businesses

Contractors/Construction
Lodging
Restaurants
Retailers
Service
Wholesalers
Shopping Centers



Church



Aerial Photo of Downtown



Shopping Center



contractors/construction (183)

AAA Backflow Testing & Repair
 Ahlgren Construction
 ALLCHO Enterprises
 Allen-West
 American Craftsmen Homes
 American Home Repair
 American Legacy Homes
 Aqua Pro
 As You Like It Construction
 Australian Amer. Workforce
 B&B Excavating StraightLine Utilities
 Bachman, R. H., Homes
 Bakosh, J. J., Construction
 Bercel Builders, Inc./JMJM
 Beringer's Creative Innovations
 Bia-Star Construction
 Bison Homes Construction
 Bittersweet
 Bobcat Wizards, Inc.
 BQ Custom Homes
 Brady Custom Homes
 Brady Enterprises
 Bravo Homes
 Brookshire Builders
 Building Cents
 C P Painting & Maintenance
 Canyon Oasis Pools & Spas
 Carlson Construction
 Carpentry Connection
 Carume Contracting
 Casa Blanca Construction
 Casa Companies

CH Remodeling
 Cherry Creek Construction
 Cholla Restoration
 Ciotta, Joe, Plumbing
 C-N-M Homes
 Colony Builders & Development
 Comfortek
 Commercial Shotcrete
 Covered Parking Rental
 Curtis Renovations
 Custom Archi-structures
 D & E Excavating
 D&B Concrete
 D.A.C.
 Dakkar Development
 David Michael Development
 Deapen Finish Carpentry
 Deerefield Homes Ltd.
 DelGreco Painting Company
 Desert Illuminations
 Desert Peak Luxury Homes
 Double 'D' Construction
 Dreams-Home & Land
 Dreamstone Industries
 DRH Electric
 E&A Painting
 Elco Enterprises
 Renaissance Dreams Unique
 Creations
 Fast Relief Plumbing, Sewer & Drain
 Finishing Touch by Design
 FireRock

First Habitat Group
 Flanigan Lifts & Elevator Services
 Fontaine Construction
 Fountain Hills Air Conditioning & Heating
 Fountain Hills Decorators
 Fountain Hills Landscaping
 Fountain Hills Plumbing
 Fountain Hills Wood Whims
 Fountain Vista Properties
 Freedom Architectural Builders
 Greager Custom Homes
 Griffin Homes
 Groh's Decorating
 Gross Electric Company
 Guenther Builders
 Hagan Construction
 Hallcraft Construction
 Hawkeye Masonry
 Hayward Builders
 Hollanti Custom Homes
 Home Tech
 Hotwire Electric
 Huds Custom Design Floors
 Humphreys, Carl B.
 Incline Development & Investments
 Insignia Luxury Homes
 Integrity Development & Construction
 IXL Electric
 J B Stucco
 Jury, Ralph, Drywall
 Kadar, Wayne
 Kaminski, David



Multi-Family Construction



Single Family Construction





Kasnoff Investments
 KIK Homes
 Kirk's Masonry
 Klassy Homes
 Kukkola Facility Services
 La Costa Construction
 Lan-Con
 Life Rebuilders
 Lifestyle Interior Contractors
 LJ Homes
 LoPresti Bros. Construction Co.
 Lorenzo Electric
 Luker Plumbing
 Lyfe Style Tile
 Marbecc Enterprises
 Mariposa Propane
 McDowell Mountain Builders
 Mertz Construction
 MIGW
 Mike's Drywall Service
 Mohave Waterproofing
 Monks, R. E., Construction Company
 Montana Landscaping Company
 Murphy, K., Tile
 Nichols & Sons Landscaping
 P. S. Masonry
 Pacific Development, Const.
 SW Shutter Designs
 Pittsenbarger Construction

Preferred Building Systems
 Presto Construction
 Progressive Floor Coverings
 Pump, Valve & Control Service
 R&R Grading & Disposal
 R. C. and Daughters
 Rambo and Son
 Ramy's Grading
 Red Mountain Plumbing
 Regency Development
 Ricky G's
 Rippy Construction
 Roadrunner Custom Remodeling
 Roc Solid Development
 S. R. Flooring
 Sage Landscape Contractors
 Saguaro Homes
 Sandella Custom Builders
 SCS Homes
 Seaman Construction
 Shadow Canyon Homes
 Shea Hills Developments
 Signature Golf Company
 Simon Roofing
 Sir Fix A Lot
 Southern State Electric
 Specs Southwest
 State Electrical Contractors
 Steadfast Construction

Stockton Custom Tile Co.
 Straub, Tom - Carpentry
 Summit Masonry & Construction
 Sun Services Air Cond., Htg. & Refrigeration
 Sun Valley Mechanical
 Sunscapes Landscaping
 Sunset Pools & Spas
 T&T Construction
 TAK Development
 The Crestview Two
 Titan Communication
 Tom's Custom Wrought Iron
 Town & Country Landscaping
 Travis & Sons Plumbing
 Trinity Power & Electric
 Tuccino Brothers Plastering
 Valley Custom Homes
 VC Builders
 Viterbo Construction
 WEB/White Eagle Builders
 Westar Design & Development
 Western Maintenance and Supply
 Wet Edge Painting by Jason & Jarrod
 Wolf Bros. Construction
 Woodrel Luxury Homes
 Yoder Built Inc. Custom Builders
 Zalman, Ivo Construction
 Zeidas Electric

lodging/hotels/bed & breakfasts



Holiday Inn and Suites
12800 N Saguaro Blvd
130 guest rooms



Comfort Inn
17105 E. Shea Blvd
48 guest rooms



CopperWynd Resort and Spa
13225 Eagle Ridge Drive
32 guest rooms

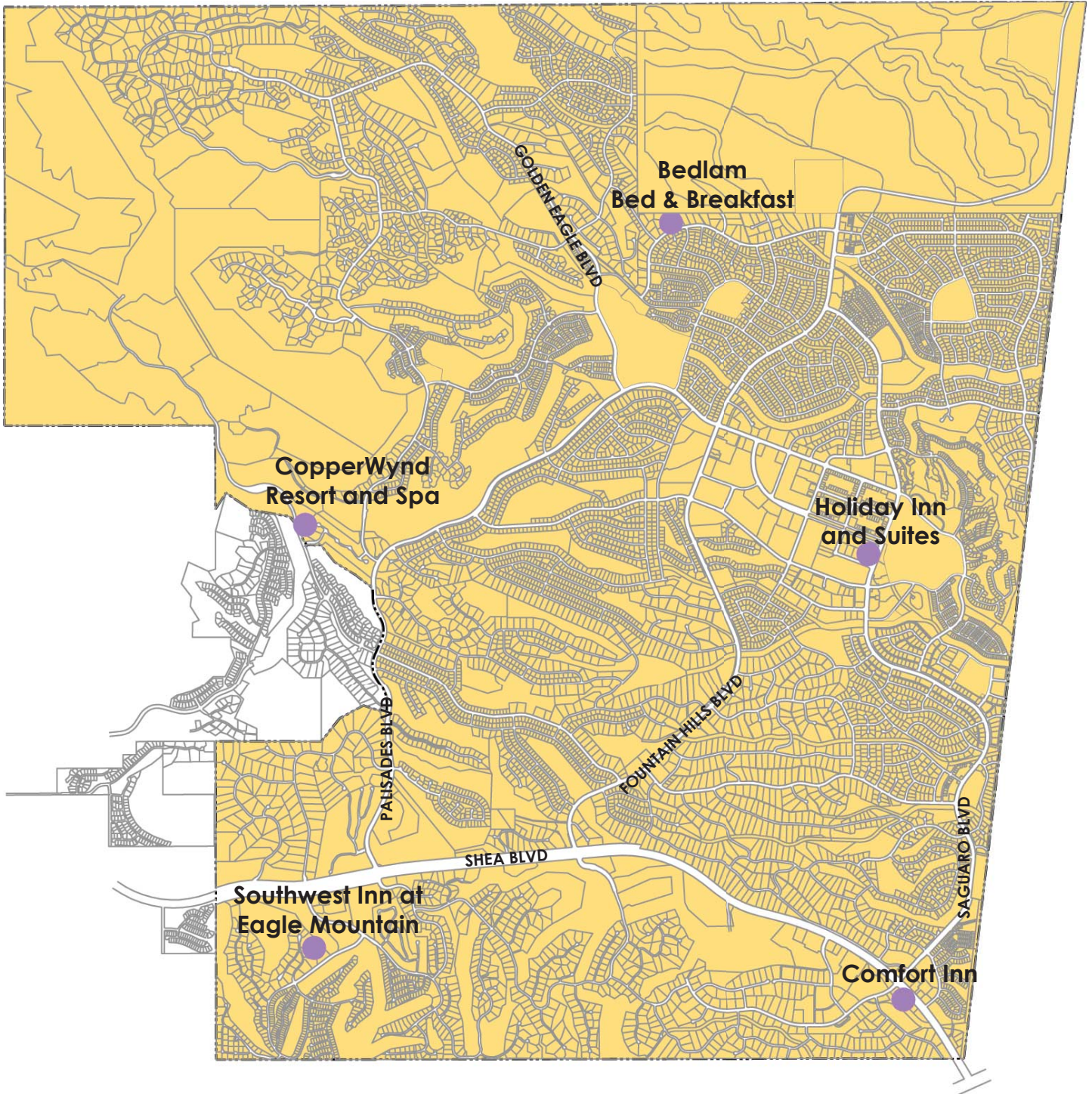


Southwest Inn at Eagle Mountain
9800 N Summer Hill Rd.
42 guest rooms

Additional accommodations include:

Bedlam Bed & Breakfast
15253 N Skylark Circle
4 guest rooms





restaurants (53)

Alamo Saloon
Alchemy at CopperWynd
Appian Way Restaurant
Arby's
Bruno's Sports Bar and Grille
Burger King
Caroline's
Charmian Dining Room
Chen's Garden Chinese Restaurant
D J's Bagel Café
Denny's
Desert Kettle
Domino's Pizza
Euro Pizza Café
Fountini's Café & Bakery
Ha Ha China
Katana Sushi & Grill

Jimmy's Krazy Greek
KFC/A&W
La Piazza
Mama's Italian Kitchen
McDonald's
Montra Café
Mountain View Coffee Company
On the Edge
Pei Wei Asian Diner
Phil's Filling Station
Ping's Café
Pisa Pizza
Pita House
Pizza Hut
Que Bueno Mexican & Gringo Food
Redendo's Pizzeria & Pasta
Rosati's Pizza

Sakura Inn
Senor Taco Authentic Fresh Mex
Sierra Southwest Kitchen
Silver Stein
Starbucks Coffee x 3
Streets of New York
Subway x 2
Taco Bell
Tap House Sports Bar & Grill
Terra Nostra Italian Café
The Ridge Room
The Steakhouse At Desert Canyon
Two Step Saloon
Veronica's Casa Del Dolce
Water's Edge
Wendy's



Euro Pizza Cafe

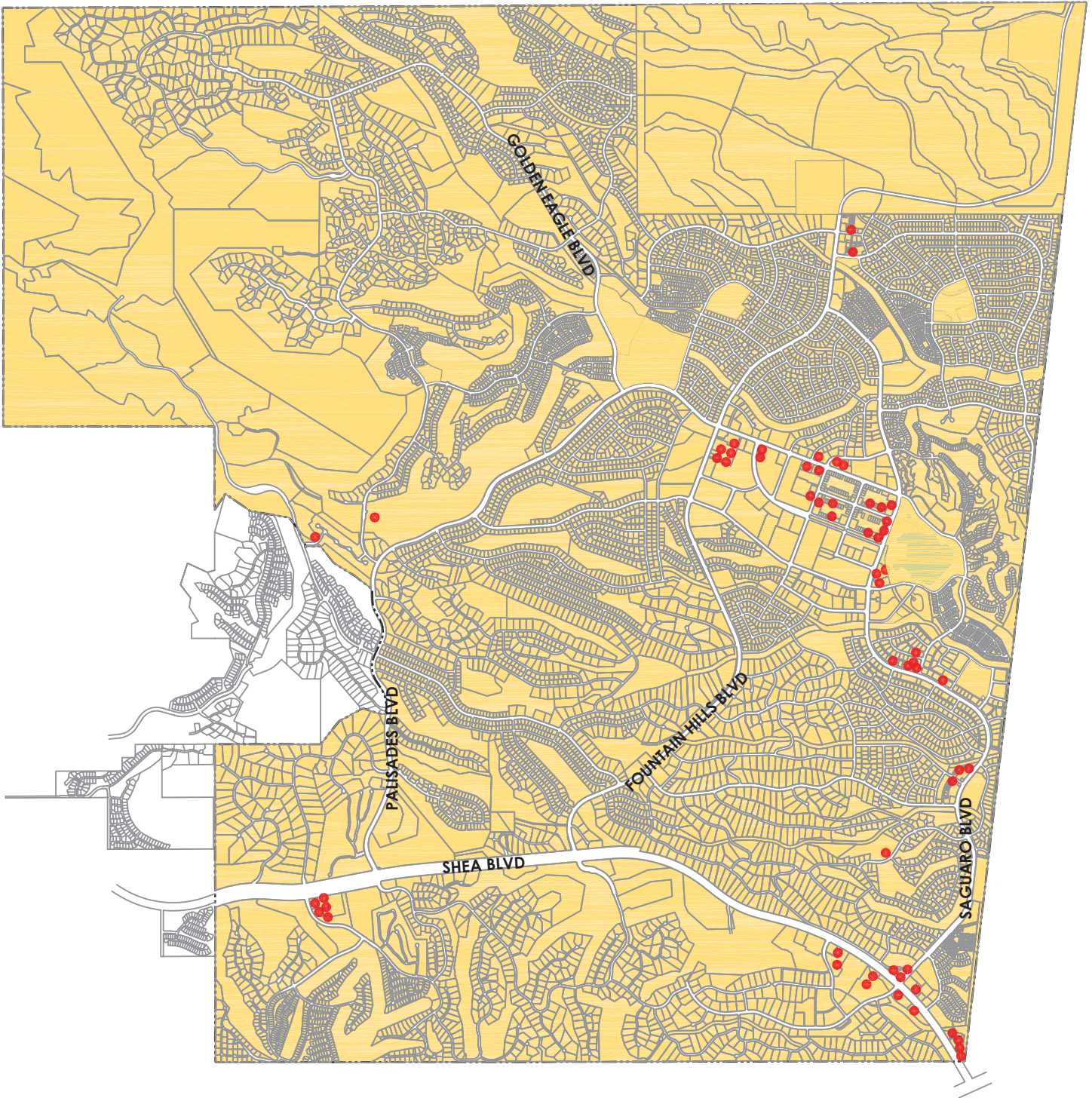


La Piazza Restaurant



Ha Ha China Restaurant





retailers ⁽¹⁶²⁾



- | | | |
|------------------------------------|-------------------------------------|-------------------------------------|
| 28 Point | Chad International | Fiji Time |
| Adagio Beauty Supply | Checker Auto Parts | Fine New Star |
| Added Touch, The | Cheryl's Interiors | Finishing Touch Concrete Coatings |
| Adobe Wine & Liquors | Children of the Artist | Floral Designs of Fountain Hills |
| All Trades In One | Chocofin Chocolatier | Flower & Gift Shoppe |
| Amin, Kamal, Architect | Christensen Computer Co. | Fountain Fashions |
| AOG, Aviatrade of Germany | Cigarette Depot Plus | Fountain Hills Express |
| Arrow Publications | Cigars 'N' Such | Fountain Hills R.V. |
| ASL-Andreas Schwab | Circle K | Fountain Hills Water & Ice |
| Auto-Mobile Detective | Circle K Stores Inc | Fountain Hills Wireless & Satellite |
| Avon by Amy | Clamp Pad Solutions | Four Paws General Store |
| AZ cars-trucks.com | Collage By Design | Four Sons Food Store |
| AZ Style | Collectors Attic and Town Square | Fry's Food and Drug Store |
| AzBizWare | Colors Design | German Star |
| Baker Enterprises | Concept Development Corporation | Goodman and Associates |
| Barbara's Resale | Cooke Motors | Goodwill Industries |
| Bashas' | Copymart | Gramato Enterprises |
| Beall's Outlet Store | Covers For Sun and Shade | Grapeables Fine Wines |
| Bedmart | Crazy Coyote Gifts & Cards | Grecian Beauty Salon |
| Belloni, Tom, Artist | Crystal Clean Pool Service & Repair | Greenbush Health |
| Big O Tires | Custom Mirror and Furniture | Gridleys of Fountain Hills |
| Bird, Jay - Artist | CVS | Hadaway, Carlos, Western Art |
| Blockbuster Video | Cycle Werks of Hawg Haven | Hair Conspiracy |
| Bloom, Rebecca, Photography | DanMar Instrumentation | Hank & Co. Fine Jewelers |
| Blue Cactus Views | Desert Flower Quilts | Harver Group |
| Builders Choice Water Conditioning | Desert Kettle | Hi Health Supermart Corporation |
| Burling's Ton of Trains | Discount Tire Co. | Hollywood Video |
| C&M Enterprises | Discover Mobility | Hummingbirds Nest |
| Cabinet World | Dollar Tree | Inner Sanctuary of Healing |
| Candle Bouquets by MPB | Donna's Panache Boutique | Instant Imprints AZ |
| Capelli Laser Hair Removal Centers | EDM Network | Integrity Motors |
| Carman Group Vehicles | Ener-G-Polari-T Products | International Cartridge & Recycling |
| Casavino Custom Winery | Energy Efficient Lighting | Jaki of All Trades |
| CG Bike | Estate Consignment & Fine Jewelry | Jess Davila Studios |



Kim's Heartlines	Petco	Swing It Again
La Loba Creations	Phoenix Conexion	Takin Control
Ladies Tee Time	Phoenix Home Theater	Tarahumara
LaGare	Photo Art By Linda	Target Stores
Lakeside Car Company	Pier 1 Imports	Technical Equipment Sales
Lenci Studios	Pretty Penny Productions	Technologic Systems
Leslie's Swimming Pool Supplies	Prickly Pear Books	Teveron
Luxury 4 Less Auto Sales	R K Gallery of Fine Jewelry	The Plaza Fountainside
Maccioli Medical Technolligies	Radio Shack	The UPS Store
Magnum Power Products	Ready Mark Distributor	Thirsty Quail Auctions
Manila Folder, The/Planitguide	Red Rock Auto Service	Thorp Technologies
Merle Norman Cosmetics	Redesign Services	To Your Health
MGH Distributing	Ross Dress For Less	Toner Puppy Imaging Supplies
Michel's Wood Working	Safeway	Triple J Smoke Shop
Midwest Flooring	Sally Beauty Supply	Trocki
Midwestern Meats	Set Enterprises	Two Soles
Misty Mountain Jewelry	Shaklee Dist./Healthy Happy Home	Valley View Christmas Trees
MJ Floral Designs	Simply Southwest Apparel	Valley Wide Blinds & Shutters
MLP Sales	Simply The Best Gourmet Sausages	Verde Valley Nursery
Mods for Rods	Sleep America	Vital Signs Manufacturing
Natural Scene, The	Southtique Mercantile	Walgreens
Nature's Finest Natural Foods	Southwest Studio	Warm & Fuzzy Place
Nature's Oils	Steve's Storage Solutions	Western Cast Parts
Nova Records	Style With A Twist	Wine on Wheels Custom Winery
Ocean's Dream	Styles For Less	Winland Furniture Company
Paleface Creations	Suburban Soles	Wood Works by Dan
Pat on the Back	Sunrise Productions	Yates Gallery
Paul's Ace Hardware	Sunscape Pools	Zona Art Designs
Pedestals And Things	Sunset Gallery	
Perfect Tile	Sweet Town	



service (781)

Helping Hands Housekeeping
 "I Do" Wedding Consulting
 20/20 Image Eye Centers
 52 Publishing
 A&L Appraisal And Insurance Services
 Absolute Therapy
 Academy of Professional Instruction
 Adkins, Carey, Design
 ADM & Associates Investigations
 Adriana's Hair Salon
 Ad-Soft
 Affordable Concrete Resurfacing Co.
 Affordable Home Management
 Affordable Locksmith
 AG Import and Exports
 Agape Swimming Pool Svc. & Repair
 Agile Manufacturing Technologies
 AHS Pools
 Alabaster Box
 Albrecht, Carla, Creative Services
 Alchemy Development
 Aliso Pool Service
 All Paint & Repair
 Allcare
 All-Pro Towing Service
 Allstate Insurance
 Allwest Energy
 Alpha Lifestyle Center of Arizona
 Alta Vista Inspection Services
 Alternative Risk Administrators
 Always Home House Sitting Service
 AM Messenger Service
 AMACA Enterprises
 American Family Insurance
 American Fireplace
 American Institute of Interior Design
 American Southwest Properties
 America's Finest Towing
 Ameriprise Financial
 Analytiks Clinical Research Services
 Anchor Business Consulting
 Anderson Properties
 Andrighetti Design Associates
 Angel Security
 Angelini & Angelini Law Offices
 Antiquities
 Anytime Fitness
 Anytime, Anywhere Transportation
 A-Pearance Pressure Washing & Cleaning
 Aquatics Unlimited Swim School
 Architectural Concepts
 Architectural Design Elements
 Arizona Fountain Terrace Assisted Living Home
 Arizona Guardians
 Arizona Home Watch
 Arizona Land & Property
 Arizona Professional Networks
 Armor On Glass Tinting and Services
 Around the Clock Home Watch
 Art of Music



Artesian Pool Service and Repair
 Artisan Appraisal and Inspection
 Artistic Glass Co.
 Artists 4 You
 Assist-2-Sell
 At The Fountain Sherry's Skin Solutions
 At Your Service of Fountain Hills
 Atlas International Detective Agency
 Audio-Video Dynamics
 Auntie M's Home Pet Care
 Auto Protection
 AVA Investment Corp.
 Avanzare
 AVWEST, Inc.
 AZ Nice Acupuncture
 B&A Properties
 B&B Contracting & Consulting
 B Line Transportation
 Bachman Auto Glass
 Backup Detailing
 Baker Engineering
 Bank of America
 Bank One
 Barber, The - Barber Shop
 Bare Essentials Permanent Makeup
 Bear Mountain Mortgage
 Bedlam Bed and Breakfast
 Believer's Valley Realty
 Bell Appraisal
 Belt & Pearson, PLC
 Benchmark Strategic Services
 BG Group dba Life Guys
 Blackerby Associates
 Blue Marble Health
 Blue Sky Sanitation
 Bobbi Belko - Medical Consultant
 Body Indulgence
 Bodyworks Center for Perfect Health
 Bookkeeping & Beyond
 Bosley Financial
 Bounce House Playland
 BPS Integrated Medical

Brese Designs
 Brewster Pedigrees
 Brinton Brothers Marketing
 Britton, Dan Designs
 BRM Offroad
 Broker 360
 Brokers Alliance
 Bronwyn
 Budget Mortgage Capital
 Bureson Enterprises
 By Bozzi
 By Your Side
 C-2 Services
 CA Enterprises
 Callahan, Tina - Massage Therapist
 Callison Appliance & Air Conditioning
 Calvird Industries
 Camelback Luxury Real Estate
 Capirchio, Craig C. Ltd.
 Cardinal Home Care
 Care Extraordinaire
 Caribbean Blue Pools
 Caricatures and Books by
 Don & Christine Gilboe
 Carolyn's Touch
 Carpenter On Call
 Casitas de Alta
 Castle Electrical And Lighting
 CBH Communications
 CBIF Cleaning Services
 CENTURY 21
 Century 21 Anderson Group
 Champions Fitness Club
 Chaparral City Water Company
 Cheese & Dairy Products, LTD
 Chemdyne
 Cheryl's Landscaping Services
 Chester's Shoe Service
 Chicago Title Insurance Company
 Cielo Skin Care & Body Center
 Cindy and Danny's Nails Spa
 Cindy's Doggie Duty



CK Appraisal Services
 Clareity Consulting of Minnesota
 CLASS
 Classic Touch
 Clean AZ Pressure Washing
 Clean Counts Janitorial
 Cleaner Carpet, A
 Clear and Bright Pool Cleaning
 Club at CopperWynd, The
 Club at Fountain Hills
 Club Splash
 Cohen, Edward D., Consulting
 Coldwell Banker Success Realty
 Colony Drive Mini Storage
 Comfort Keepers
 Commercial Vending Corp.
 Common Cents Management
 Computer Service & Consulting
 Comstock Records, LTD
 Conklin, Sandra L.
 Connect! With Yoga
 Connections
 Connick, Stan J. & Associates
 Consultant for Party Life Gifts
 Contract Planning Services
 Core Healing International Ministries
 Cost Cutters
 Coup & Associates
 CR Engineers, Inc.
 Create Develop Flow Improvise
 Creative Child Care
 Creta, Rina A., E.A.
 Cruizee's
 CSI Printing
 Cut Above of Fountain Hills
 Cutting Edge Hot Rods
 D C Pools of Fountain Hills
 D. J. Excavating
 Dacey, Michael, Consulting
 Data Doctors Computer Services
 Dave's Wheels, Telemarketing
 Davisson, Vanessa Master Muralist
 Dawkins, Dave, Realty
 Daybreak Travel
 Dazzle Pools
 Décor'r Interior Design, LTD.

Dee's Airport Shuttle
 Deluxe Nails & Spa
 DENEb
 Dermanatale
 Desert Community Medical Assoc.
 Desert Dirtbusters
 Desert Dog Hummer Adventures
 Desert Eagle Properties
 Desert Forest Nutritionals
 Desert Hills Carpet Cleaning
 Desert Media
 Desert Paradise Assisted Living Home
 Desert Song Interiors
 Designs by Doreen
 Detail Doctors
 Details Hair Salon
 Devitt, Mary, Massage
 DeVries Appraisal Services
 Diamond Eyes Window Cleaning
 Di's Go Divas Hair Salon
 Discount Air Care
 Discover Massage
 Ditrack Inspections
 DJ Home Care
 DJS Mechanical
 Dobson, Erin - Massage Practitioner
 Dog Day Designs & Statewide Golf
 Doggie Style
 Dogs to Frogs Petsitting/Housesitting
 Dohrmann Architects
 Dominion Arizona Realty
 Done Right by Dale
 Down Easy
 Dr. Christina
 Dr. Clean Tile
 Dragon Dynamics
 DRAWCO
 DRG Express
 Drop Time
 Drought's Desert Services & Sealing
 DSM Development Group
 Dulak Organization
 E Image Agency
 Eagle Mountain Golf Club
 East Valley General Rental
 East Valley Naturopaths

East West Home Loan Corporation
 Electric Connection
 Electrolysis By Cynthia
 Elite Carpet Care/ECC
 Ellithorpe Realty
 E-Loan
 Eloquence Interior Design
 Elsbrock-Manicki, Lynn
 Encore Dealer Services USA
 Endymion Design
 Enhanced to Sell
 Enterprise Rent-A-Car
 Equity 1 Lenders Group Incorporated
 Ergosoft Solutions
 Ervin, Ed, Piano Tuning and Repair
 ESS
 Esthetique Medispa
 European Nails and Spa
 Evans Capital Corporation
 Everything Under The Roof
 Extant Training Group
 Eyes on Fountain Hills, P.C.
 E-Zine Marketing
 Ez-Laundry
 F&E Computer Services
 Fairy Dust Mother Services
 Falcon Place
 Fallon Communications
 Fantastic Sams
 Farmers Insurance
 Farwest Mortgage
 Feelz Like Home Interior Redesign
 Fergin & Associates
 Ferraro Landscaping
 FH Construction Clean-Up
 FH Financial Services
 FH Medical Plaza Investors
 FH Shotokan Karate
 Fico Freedom
 Finishing Touch Body Shop
 Fire Rock Community Association
 Firerock Technologies
 First Equity
 Fitness 2 You
 Flaming Arrow
 FlexAble Systems



Fountain Hills Plaza



Church



Flooring Creations
 Flying Needle, The
 Focal Point Interiors
 Fosberg, Chuck, Insurance
 Fountain Do's Beauty Salon
 Fountain Hair Works
 Fountain Hills Accounting & Tax
 Fountain Hills Brokerage
 Fountain Hills Computer Services
 Fountain Hills Cross Connection
 Fountain Hills Delivery Service
 Fountain Hills Dental Care
 Fountain Hills Family Dentistry
 Fountain Hills Family Practice
 Fountain Hills Foot and Ankle Center
 Fountain Hills Insurance Agency
 Fountain Hills Locksmith
 Fountain Hills Manor
 Fountain Hills Medical Clinic, P.C.
 Fountain Hills Mini Storage
 Fountain Hills Mobile Auto Service
 Fountain Hills Montessori School
 Fountain Hills Moving & Storage
 Fountain Hills Nails
 F.H. Pediatrics and Internal Medicine
 Fountain Hills Pro Photo
 Fountain Hills Real Estate
 Fountain Hills Reprographics
 Fountain Hills Storage Solutions
 Fountain Hills Veterinary Hospital
 Fountain Hills Window Cleaning
 Fountain of Youth Skin Care
 Fountain Professional Group
 Fountain View Assisted Living/NEATPRO
 Fountain View Dental
 Fountain View Manor
 Fountain View Village
 Fountainview Assisted Living
 Fountainview Place
 Four Peaks Environmental & Engineering
 Four Peaks Home Improvement Services
 Four Peaks Landscape Architecture
 Francis & Sons Car Wash
 Freedom Choice Homecare/Companion
 Friendship Pet Hospital
 Fun 2B Fit of Fountain Hills
 Fun2Bfit & Bodies in Balance
 G. S. Saguaro Holdings

Gabardy, Richard - Consultant
 Gabardy, Sandra - Massage Therapist
 Gail Psychic
 Gallant & Son
 Garrett, Kathleen, Insurance Agency
 Genuine Pilates
 Giardinello & Lira
 Global Telephony Solutions
 Globally Yours Travel
 GMAC Mortgage Corporation
 Goar Investigations
 Go Gourmet
 Gobi International Investigations
 Golden Valley Property Management
 Golf Resort Properties
 Golf-MKT
 Good Samaritan Investors
 Goodell Consulting
 Graham-Brown, Patty, Psychic Readings
 Gray Bear Properties
 Great Escapes Travel
 Greg - The Glass Guy
 Greulich's Automotive
 H & R Block Enterprises
 Hacienda Lending
 Hair by Rose
 Hair Color Specialist & Art Studio
 Hair Designs of Fountain Hills
 Hair Hut
 Hair Razor, II
 Handyman To The Rescue
 Hang Ups
 Hanson Painting & Design
 Have Truck - Will Haul
 Hawk Enterprises
 Healthy Solutions
 Heavenly George Assisted Living
 Help Me Rhonda! Mobile Services
 Helping Hand, The
 Henry, Howard L., DDS MSc PC
 Henson Partners
 Here We Grow Learning Center
 Hersey, John, International, PLLC
 HGI (Hamann Group Industries)
 Hockmuth, Joe M. A.
 Holbrook Alliance
 Hollywood's Body & Paint
 Holper & Associates, LTD.

Home and Lawn Service
 Home Maintenance Unlimited
 Home Repair Doctor, The
 Home Services of Fountain Hills
 HomeSage Appraisals
 Hometech
 Honi-Du Rental & Services
 Hook Up Guy, The
 Horizon Pool Care
 House Huggers
 Howell, Ralph, & Associates
 HR Print Productions
 HTPO
 Hunter Southwest Productions
 Hutchison, Allan G., CPA, PC
 Hydroscares
 I Spy Home Services
 Image Source Creative Services
 Image Weavers
 Imoments
 In One Advertising & Design
 Incline Designs
 Independent Shaklee Distributor
 Innovation Groups
 Inside View Specialty Inspections
 Institute for Leadership Development
 Interior Motives
 Interior Space Design Group
 International Management Systems Corp.
 Jazy's Alterations
 Jazzercise
 JB Property Service
 JCL Environmental Services
 JC's Pride & Integrity Works
 Jekel & Howard, LLP
 Jenny Mini
 Jensen, Linda, Piano/Vocal Studio
 Jiffy Lube
 JM Credit Cleaners
 John & Ann's Tailor Shop
 Jones, Edward Investments
 Jorge's Hauling
 JPR Catering
 Jungle Julie Pet Service
 Junk and Disorderly
 Jurgens, William M., CPA
 K&V Marketing
 K D Concessions

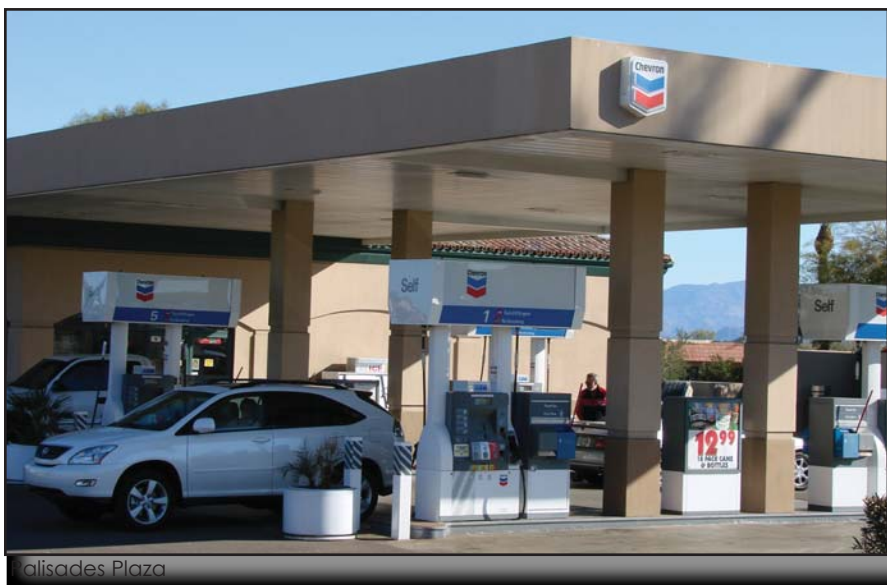
Keene Mortgage Group
 Keep'n It Blue
 Kelleher Realty & Associates
 Keller Williams Realty
 Kelley, Ken - Teleprompting
 Kelley's Automotive Repair
 Kelly, Jeri Ann w/ Camelback Odyssey
 Kelly's Dance Academy
 Kenneth Jabote Hair & Skin Co
 Kenworthy Custom Metal
 K-Group Development
 Kid Sports
 Kida Architecture, PLLC
 Kingdom Kidz Preschool & Daycare
 KJ Tire Repair Service
 Kleski, Stan, Architect
 Kline, Bonnie, Advertising
 KMS Properties
 Kodiak Trucking
 Koukouves, George C.M.T.
 Krigman Financial Group
 Kuchan, Dan, CPA, PC
 Kuhns Communications and NAPAA
 Kurtesy Auto Interiors
 L&M Horsecworks
 L.E.K. Design Group
 Latshaw & Associates
 Law Office of Andrew P. Lahser, PLC
 Law Offices of Michael W. Berg
 Leaders Publishing Group
 Legacy Asset Management
 Leininger Veterinary Services
 Leona's Day Care
 Let George Do It
 Liberty Tire and Auto Center
 Lickman Enterprises, LLP
 Lifespan Ministry
 Linkous Group, Ltd.
 Lionsbridge
 Lishner CAD Design
 Living Fountain Health Ministry
 Living Well Design Studio
 Liz Enterprises LTD
 Loan N Go
 Loan29.com
 LoveSpell
 Loving Family Dental

Lowell Peters Business Advisor
 Loyalty Concept, The
 LTC Insurance
 M C L Cleaning Service
 Madonia, Lisa M., PT, MS, MPT, FAAPM
 Magis Enterprises
 Maid 4 Solutions
 Maid In The Shade
 Mailloux Consulting Services
 Majestic Coatings & Wallcovering
 Mandeville, Bonita, DC
 Marathon Moms
 Mariana's Hair Salon
 Mark of Elegance Car Service
 Marketing Brokerage
 Mark's Pool Service
 Marti Wolfe Permanent Makeup Studio
 MAS Financial
 Maxwell Preschool Academy
 Maycon Iron
 Mayo Clinic Family Medicine
 McDonald, Lloyd, Electronics Repair
 McGee, Richard B. CPA
 McGillivray, Janet, Yoga Instructor
 McGinn, Thomas A. & Associates
 McMahan & Company
 MCO Properties Incorporated
 MCO Realty
 Mechanical Systems Resource
 Medical Aesthetics
 Melendez International
 Mel's Vacuum Repair & Sales
 Mergen's
 Meridian Bank, N.A.
 Meridian Insurance Group
 Messenger Fountain Hills Mortuary
 Mexitrade
 Mirror Image Automotive Detailing
 Monahan, Bill, Tax Service
 Montgomery Engineering
 Morgan, H. J.
 Movin On!
 Mr. & Mrs. P's Pet Grooming
 Mr. Bill's Barber Shop
 Mr. Maid
 MTJ Window Decorating
 Murphy's Cutting Edge

Mustang Desert Ventures
 My Personal Secretary
 Myers, Francis, Accounting & Tax Service
 Myers, Susan C., Hynotherapist
 N.O.W. Cleaning Service
 Nabers Property Mgmt. & Real Estate
 Nails by Brenda
 National City Mortgage
 Natl. Performing Artist & Speakers Network
 Natural Science for Health and Wellness
 Naturally Organized
 Neo Gen Computer Services
 Newer Nails
 Noble Racing
 Norco Systems
 Norma's
 North Coast Home Loans & Realty
 Northstar Land Surveys & Mapping
 Northwest Arms Company
 Nourse Neon
 Oasis Imports
 O'Briens
 Ocean Blue Pool & Spa
 Ocean's Fun Fitness
 Off Melrose
 Omni Creative
 Onciu, Moses, David & Goliath Int'l. Ministries
 One Hour Martinizing
 Onsite Pool Services
 Onyx Express
 Open Systems Publishing
 P C Production
 P.M. Enterprise
 Palen, Catherine P.
 Palisades Family Chiropractic
 Palisades Veterinary Hospital
 Palo Verde Pool Cleaning
 Papa, Mary, LAC
 Paperjet.Net
 Papermoon Properties
 Park Avenue Hair Company
 Parkview Car Wash
 Parkview Dentistry
 Partners for Strategic Action
 Party-Tenders
 Pat's Automotive Specialists
 Paulsrud Agency
 Pawsitive Petsitting
 Peace of Mind
 Peaceful Kneads Massage Therapy
 Peer, Christopher, CPA P.C.
 Petra Publishing
 Phillips, Lee, Architect - Jewelry Artist
 Piano by Sharon
 Pinnacle Pilates
 Planet Beach Fountain Hills
 Plat 208 Property Owners Ass'n
 Pony Express/Buckets & Brooms Housekeeping
 Pool Star Enterprise
 Porter, John A. D.M.D.
 Positive EFX
 Postnet
 Power Software & Consulting
 Power Station Karate



Plaza FountainSide
 Existing Businesses



Southwest Diagnostic Imaging, Ltd
 Southwest Heating & Air Conditioning
 Southwest Home Services
 Southwest Land Consulting, P.C.
 Southwest Spindle Service Co.
 Southwest Window Cleaning
 Spa Luxuries To You-Mobile Spa
 Special Request
 Specialized Aviation Services
 Spellman, M. A., & Co., P.C.
 Spooner Physical Therapy, P.C.
 Springer Fitness
 Stark, J. M., Services
 State Farm Insurance, Jon E. Klesner
 Sternfels, Robert B., P.L.L.C.
 Stoneridge Capital
 Stop & Smell the Roses
 Strickland P.C., Mark E.
 Stroke of Genius
 Studio 3 Art of Movement
 Sun Valley Ultrasound
 Sunflower Assisted Living Facility
 SunRidge Canyon Golf Club
 Sunset Cleaners
 Super 1-Hour Cleaners & Tailoring
 Supercuts
 Sweet Designs - Rumble Magazine
 Sydnor Tennis
 Symmetry Bearing Solutions
 Synergistic Detector Designs
 SynerSys Consulting
 Szlachetun, Linda, Artist & Vending
 T&W Window & Door
 T.E.A.M. Habilitation & Respite
 Take 5 Entertainment and News Guide
 Team Construction Consulting
 TechPlus
 Tel-Data Communications
 Telemark
 Tender Loving Care
 Terra Health Concepts
 The Barber Shop On Saguaro
 The Hertz Corporation
 The UPS Store
 Thomas, Maggie, Landscape Consulting
 Thunderbird Artists
 Tic Tac Sew
 Tilrico Designs
 Times of Fountain Hills, The
 Toasts and Roasts
 Tony's Automotive
 Toscana Vita
 Touch of Europe-Spa
 Touche'
 Tower Investigations
 Tradeshow Source
 Tranquil Waters Healing
 Tri-State Services and Supplies
 Trude Signs
 T's Home Services
 TVJ Investments
 Ugly Bulldogs
 U-Haul Company of Arizona
 U-Image Consulting/U-Mind Your Body

PR/Media Works
 Practice for Energetic Therapy
 Precision Aquatics
 Precision Pyrotechnics
 Premier Pest Management
 Premier Pool & Spa Maintenance
 Prestige Accounting
 Priceless Companions Pet Care
 Professional Home Services
 Professional Power Protection
 Project Accounting Services
 ProStrategic
 Prudential Arizona Properties
 Publishers Pipeline.com
 Put A Handle On Your Candle/Love
 Your Pet
 Pycha Enterprises
 Quail Run Apartments
 Quality Home C.P.R.
 Quality Lifestyle Magazine
 Quality Nozzle of Arizona
 Quotemedia
 R&R Nails
 R&R Tire & Auto
 R&M Realty Co.
 R.J.R. Surveys
 Rafaela's Custom Décor
 Rajkovski, Bozidar - Architect & Planner
 Rand-Curtis Resouces Ltd.
 Rauter, Kevin A., D.D.S., P.C.
 Reactive Audio
 Recapture Consulting
 Red Rock Family Chiropractic
 Red Rock Lock Locksmith Service
 Reelsmith of Arizona
 Reiki Center of Fountain Hills
 Remax Sun Properties
 Rent A Grandma
 Repairman Ron
 Riclin Landscape
 Ritzy Replicas
 Road Runner Desert Adventures
 Rods by Dutch

Rogers, Nelson, Design
 Rosen's Rides
 Rose's Royal Touch
 RTW, Incorporated
 Rural/Metro Corporation (Fire & EMS)
 S.E.T. Enterprises
 S.O.W. Publications
 Safeshield Mobile Auto Glass
 Saguaro Blossom Mortgage
 Saguaro Car Wash
 Sales Support Services
 Salon Sabana
 Sam The Bug Man!
 Savvy Solutions Consulting
 Schlum, Denise, Respite Care
 Schultz Chiropractic Clinic, P.C.
 Science Center of Inquiry, The
 Scoopers of Scottsdale
 SDETHDO Cleaning Service
 Seams Sewn by Sue
 Secret Oasis Day Spa
 Security Title Agency
 Selby, Robert, Furniture Claims
 Severson Painting
 Shea Boulevard
 Shear Indulgence
 Shear Point Hairdesign
 Sherwood Property Management
 Siegle, Richard, Museum Consulting
 Simonson and Associates
 SJM Exterminating
 Sklar, David, Piano Lessons
 Skoko, Vlado Wally
 Smart Bodies Lifestyles & Fitness
 Smith Family Chiropractic
 Soda Strip
 Sonora Rose Landscape Architecture
 Sonoran Integrative Therapy Services
 Sonoran Jazz Project
 Sonoran Luxury Properties
 Sonoran Retreats
 Soothing Touch Massage
 Sophisticated Shindigs



UnderWaves Dive Service
 Unified Financial Services
 Unique Kitchens & Baths
 USA Productions
 Valley Land Company
 Valley Therapy Services, P.C.
 Valley Woodworks Custom Cabinetry
 Van's Storage
 Vehicle Tattooing
 Verde Handyman Service
 Violetta's Hair Studio
 Vitocira Salon
 VMEBUS International Trade Assn. (VITA)
 VU Salon/ VU Café
 Wagon Wheel Health/The Soul Center
 Wait, Charles E., D.D.S., P.C.
 Walker Studios
 Washington Mutual Bank
 Webwolf Internet Services

Wells Fargo Bank
 West USA Realty
 Westbrook Upholstery
 Westside Sign-A-Rama
 Weststar Windows and Doors
 White, Donald L. C.S.I, C.C.S., L.T.D.
 Whole Health Chiropractic, PC
 Wieder, Violet
 Wildwood Design Studio
 William for Hair
 Williams Maintenance
 Windermere Sonoran Properties
 Window Elegance by Alexis
 Windowman Window Cleaning
 Wizard of Waste
 WKW Productions
 Wolfram European Stained Glass
 Woman of Christ Cleaning Service
 World Inspection Network (WIN)

World of Nails
 WRB Consulting
 Wright, Jennifer Lenz, Interiors
 WSI Internet Consulting
 www.lovezlive.biz
 Xpress PC Corp
 Yon, Chester A., P.C.
 You Need Nails and Facial
 Zeigler's Roof Repair & Maintenance
 Zenfire Technologies
 Zickl, David, Production Coordinator
 Zusia's Doggie Daycare & Salonspa

wholesalers (29)

ACCESS AUTO
 Add-A-Motor, Inc.
 Ann's Hair Studio/T 3 Specialties
 Avanti Leather Goods
 Beeline Supply Company
 Cipolaro Distributing dba Unique in Style
 Corporate International Operations
 Cozzzy Bird
 Data Alliance
 Elite Electrical Supply
 Fountain Hills Door & Supply
 Four Peaks Apparel
 Gem City Brokerage
 Heritage Cross Apparel
 Immunodiagnostic Systems
 K. D. Spring
 Kirsch Enterprises
 Latour
 Locke Enterprises
 MentorLife
 Modern Dog, The
 Peterson Industries TTP
 Reid Machinery Systems
 Sartam Development Company
 Seasonal Bouquets
 Spray Tech Equipment Co.
 The Power of 2 Cycle
 Tournaments & Pro Collections
 Western Food Systems/Arctic Pearls



shopping centers (1,742,401 total square feet)

Crossroads Center (19,452 sf)	Along the Beeline Highway on Shea Blvd
Downtown (446,674 sf)	Includes all businesses bordered by Saguaro Blvd, Palisades Blvd, La Montana Drive, and Avenue of the Fountains
Eagle Mountain Marketplace (82,712 sf)	On Shea Blvd at the southwest edge of Fountain Hills (Anchored by Fry's)
Enterprise / Colony District (448,927 sf)	Along Saguaro Blvd, Colony Drive, and Enterprise Drive between Rand and Colony Drives
Firerock Business Center (36,082 sf)	On the north side of Shea east of Saguaro Blvd
Fountain Hills Plaza (130,036 sf)	Located at Palisades Blvd and La Montana Drive (Anchored by Bashas)
Four Peaks Plaza (276,738 sf)	Located on Shea Blvd just west of Saguaro Blvd (Anchored by Target)
La Montana & Palisades Plaza (23,618 sf)	Located at the southeast corner of La Montana & Palisades Blvd
Northside Business District (35,701 sf)	Along the east side of Fountain Hills Blvd at the north edge of town
Palisades Plaza (112,745 sf)	Located at Fountain Hills and Palisades Blvds (Anchored by Safeway)
Plat 202 (29,071 sf)	Located along Saguaro Blvd between Kingtree Blvd and Malta Dr
Plaza Fountainside (39,294 sf)	On the southwest side of Fountain Park
Red Mountain Plaza (48,253 sf)	Corner of Palisades Blvd and Avenue of the Fountains
Circle K Center (13,098 sf)	Located at the northeast corner of Saguaro and Shea Blvds



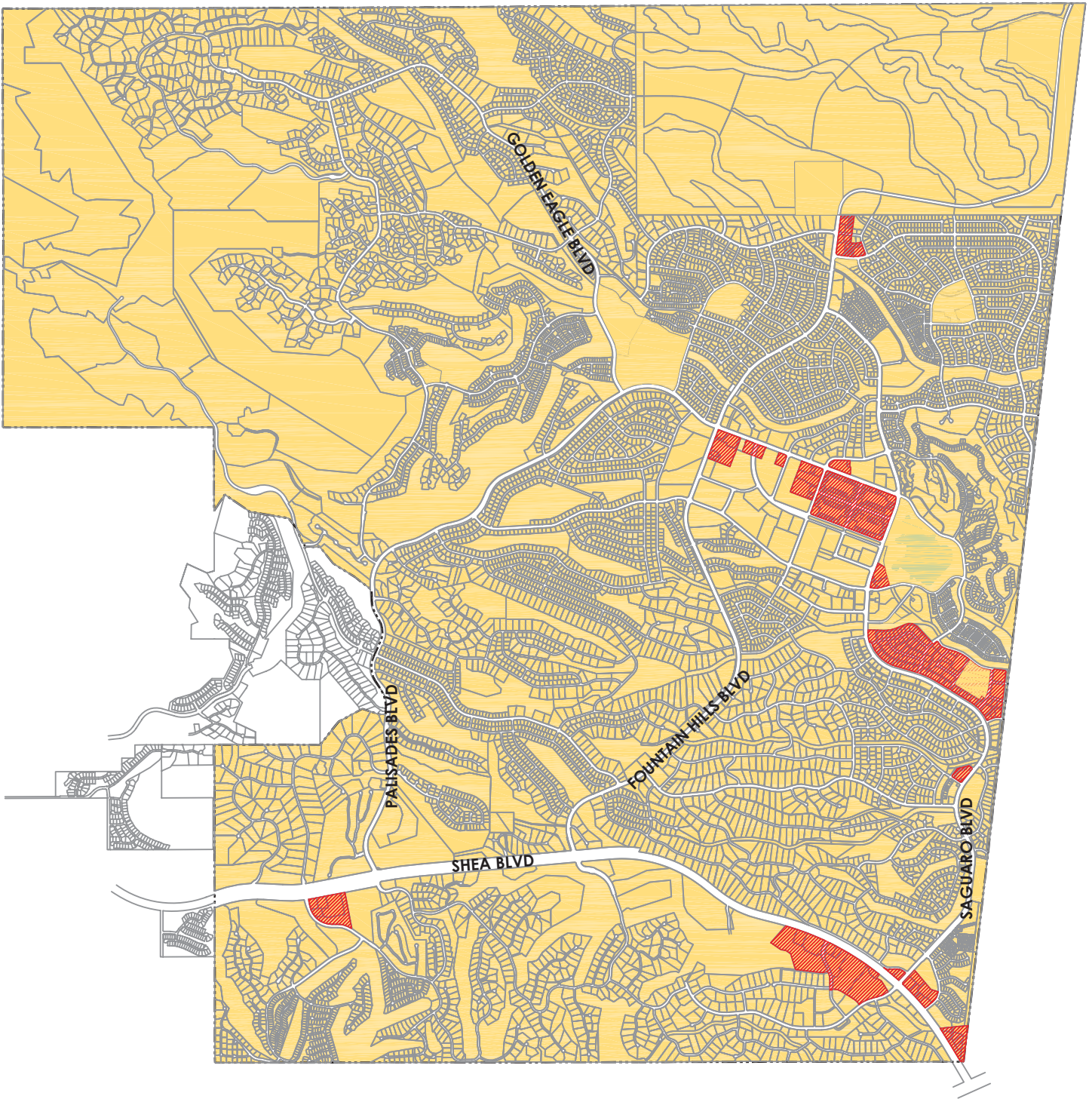
Plaza Fountainside



Palisades Plaza



Crossroads Shopping Center



government & public facilities

Municipal Buildings &
Services
Schools
Parks
Capital Improvements



The Fountain at Fountain Park



Skate Park



Art of the Fountains Improvements



Post Office

municipal & utility services

The Town of Fountain Hills offers a wide range of services and facilities to Town residents. It provides fire protection, law enforcement, library, community center, and many recreational and governmental services.

The Fountain Hills Municipal Complex consists of the Town Hall, Library, and Community Center. The new Town Hall includes the Town government as well as the Maricopa County Sheriff's office and the Town Court. The Community Center provides space for valley-wide corporate meetings, local civic programming, art and educational classes, black tie events and wedding receptions, as well as additional meeting rooms and facilities available to the community.

Community Center
13001 N. La Montana Drive
480-816-5200

Electricity
Salt River Project
1521 N. Project Drive, Tempe
602-236-8888

Fire Department
Emergency 911
Fire Station No. 1
16246 E. Palisades Blvd
480-837-9820
Fire Station No. 2
16821 E. Saguaro Blvd
480-837-0804

Law Enforcement
Emergency 911
Maricopa County Sheriff's Office
16705 E. Ave. of the Fountains
480-837-2047

Library
12901 N. La Montana Drive
480-837-9793

Post Office
16605 E. Avenue of the Fountains
1-800-275-8777

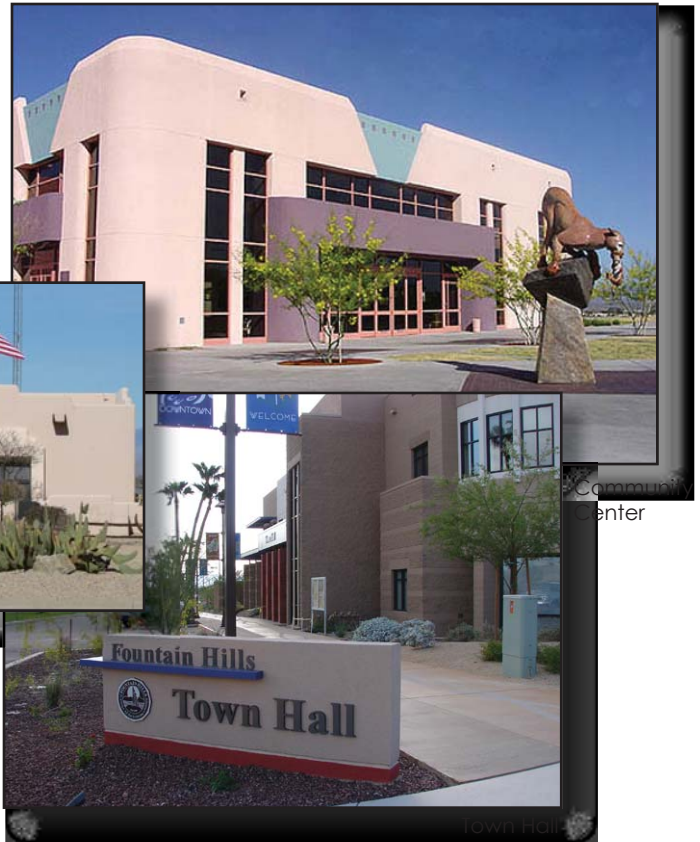
Fountain Hills Sanitary District
16941 E. Pepperwood Circle
480-837-9444

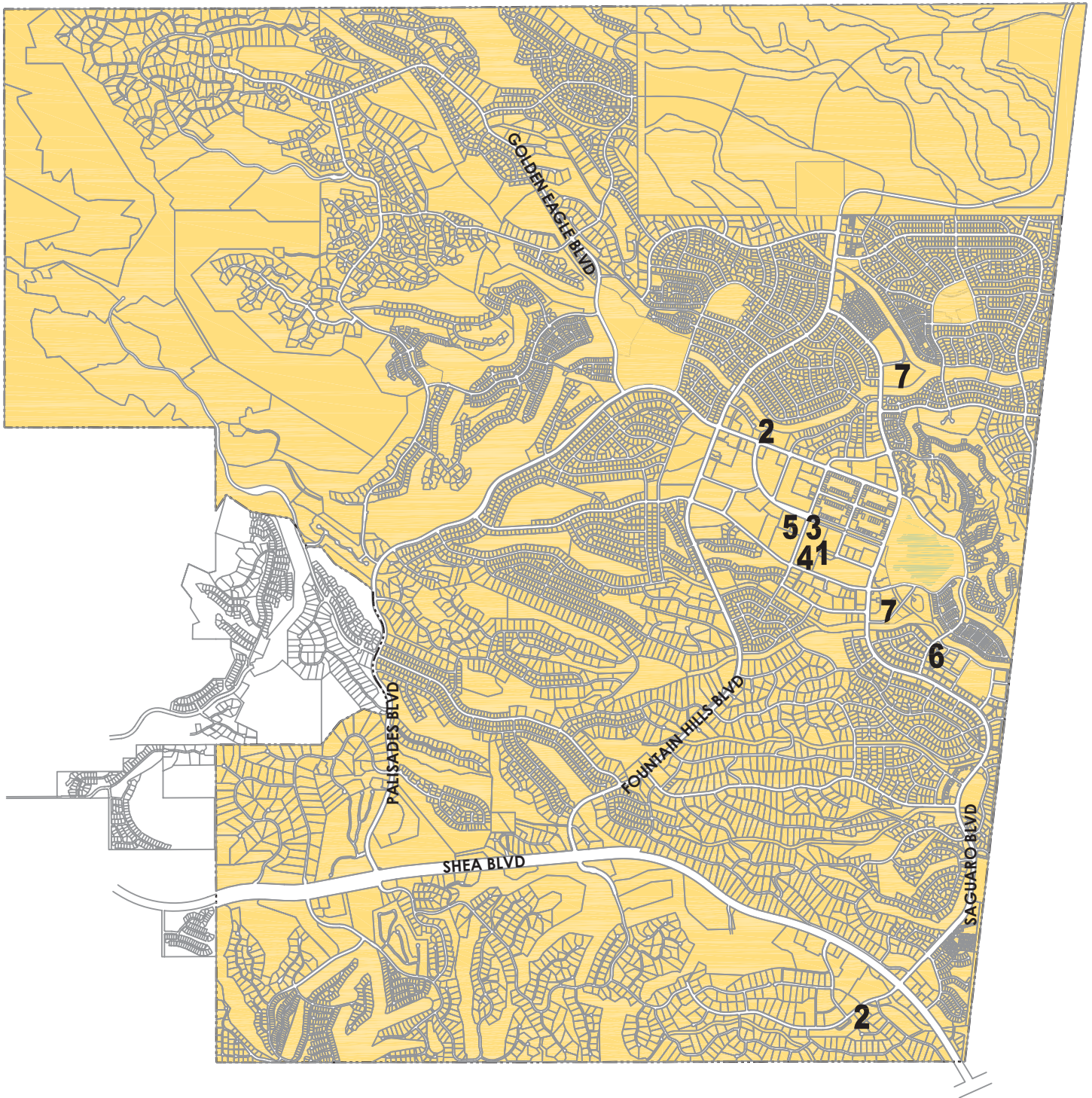
Southwest Gas
2200 N. Central Avenue, Phoenix
602-861-1999

Telephone & Cable
Qwest Communications
1-800-244-1111
Cox Communications
623-594-1000

Town Hall
16705 E. Ave. of the Fountains
480-816-5100

Water
Chaparral City Water Company
12021 N. Panorama Dr.
480-837-3411





- 1 Community Center
- 2 Fire Department
- 3 Town Hall
- 41 Sheriff's Office

- 4 Library
- 5 Post Office
- 6 Chaparral City Water Co.
- 7 Sanitary District

fountain hills schools

The Fountain Hills Unified School District in Fountain Hills, Arizona has earned a reputation for excellent academic programs, noteworthy student achievement, and high levels of parent and community involvement. Over the past several years the district has earned respect throughout the state as a small, friendly, high achieving district with well-trained and motivated staff (<http://www.fhusd.org>).

Public Schools

Fountain Hills High School
Fountain Hills Middle School
Four Peaks Elementary School
McDowell Mountain Elementary School

Address

16100 E. Palisades Blvd
6100 E. Palisades Blvd
17300 E. Calaveras Ave
14825 N. Fayette Drive

Preschools

Creative Child Care Preschool
Fountain Hills Montessori School
Here We Grow Learning Center
Maxwell Preschool Academy
Promiseland Christian Preschool

Address

17150 E. Amhurst Drive
15055 N. Fountain Hills Blvd
16901 E. Palisades Blvd
15249 N. Fountain Hills Blvd
15202 N. Fountain Hills Blvd

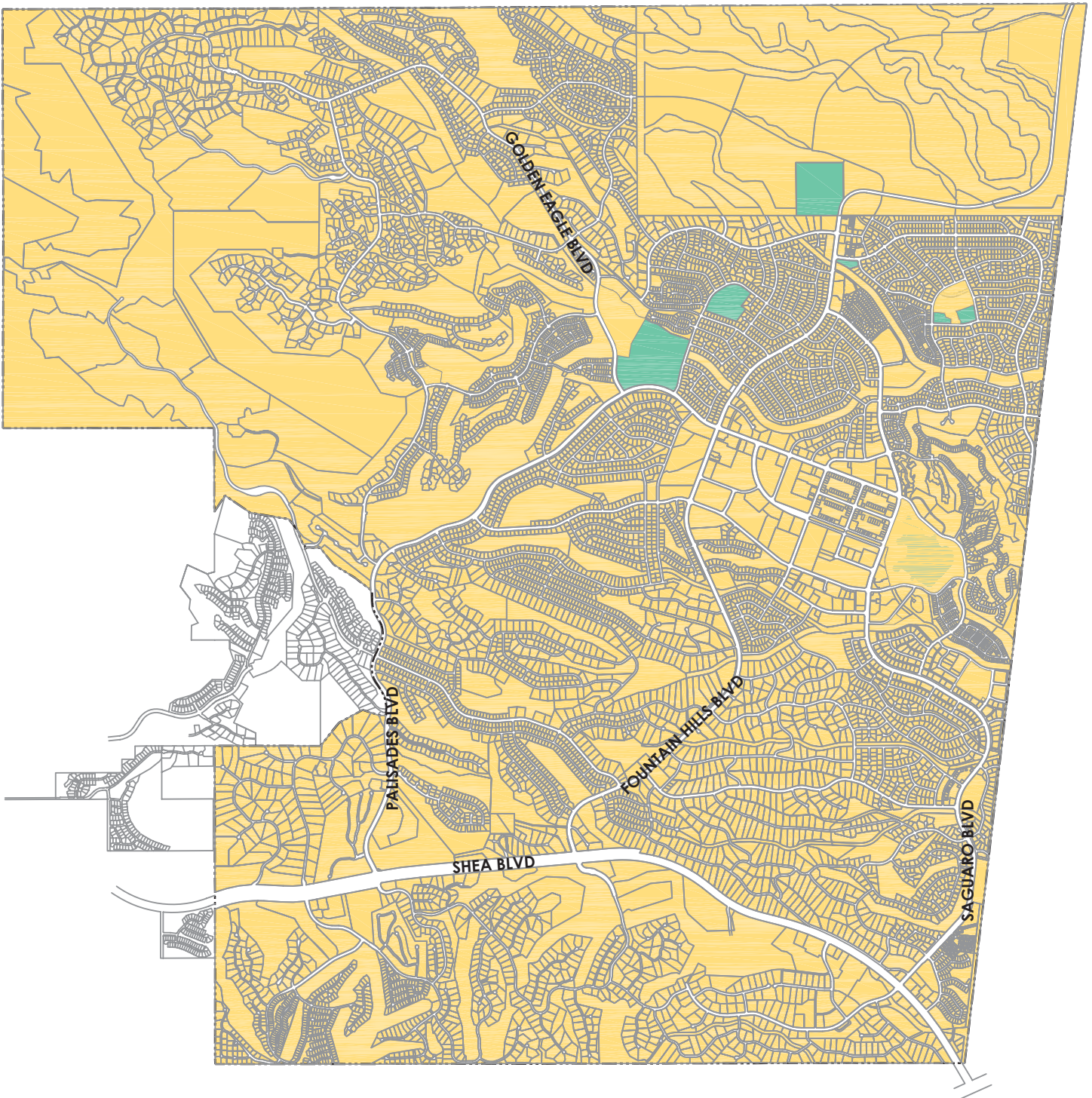
Charter School

Fountain Hills Charter School /
a Public Montessori School

Address

16751 E. Glenbrook Blvd &
16811 E. El Pueblo Blvd





fountain hills parks

Desert Vista Neighborhood Park - 12 ac

11800 North Desert Vista

Desert Vista Neighborhood Park is located on Saguaro Blvd. between Tower Dr. and Desert Vista



Golden Eagle Park - 28 ac

15900 East Golden Eagle Blvd.

Golden Eagle Park is located on Golden Eagle Blvd. just north of Palisades Blvd.



Fountain Park - 64 ac

12925 North Saguaro Blvd.

Fountain Park is located on Saguaro Blvd. between El Lago and Palisades Blvds.



Four Peaks Neighborhood Park - 28 ac

14825 North Del Cambre Avenue

Four Peaks Neighborhood Park is located on Del Cambre Avenue just north of Calaveras Avenue.



McDowell Mountain Preserve - 740 ac

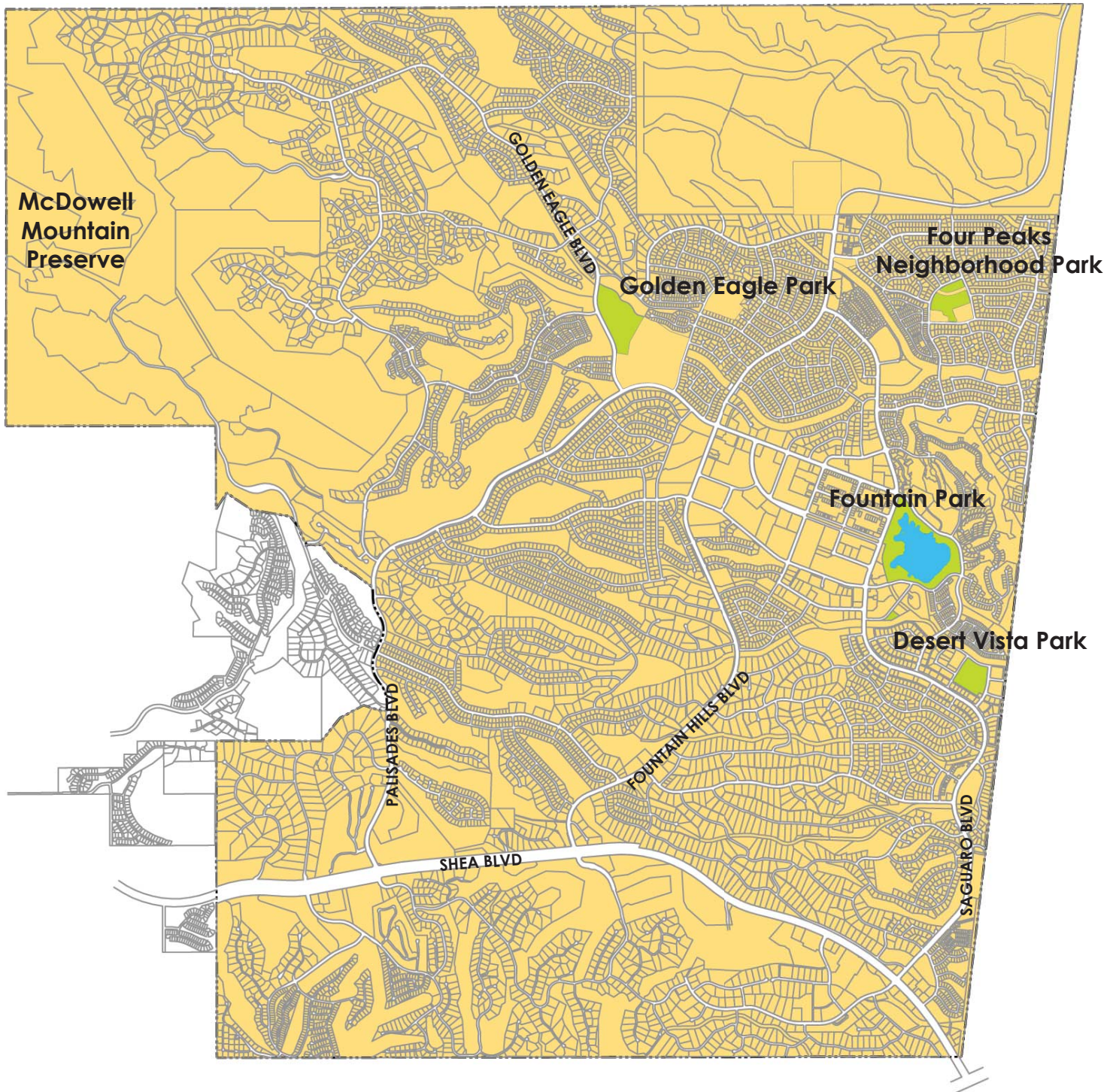
Borders west edge of town limits



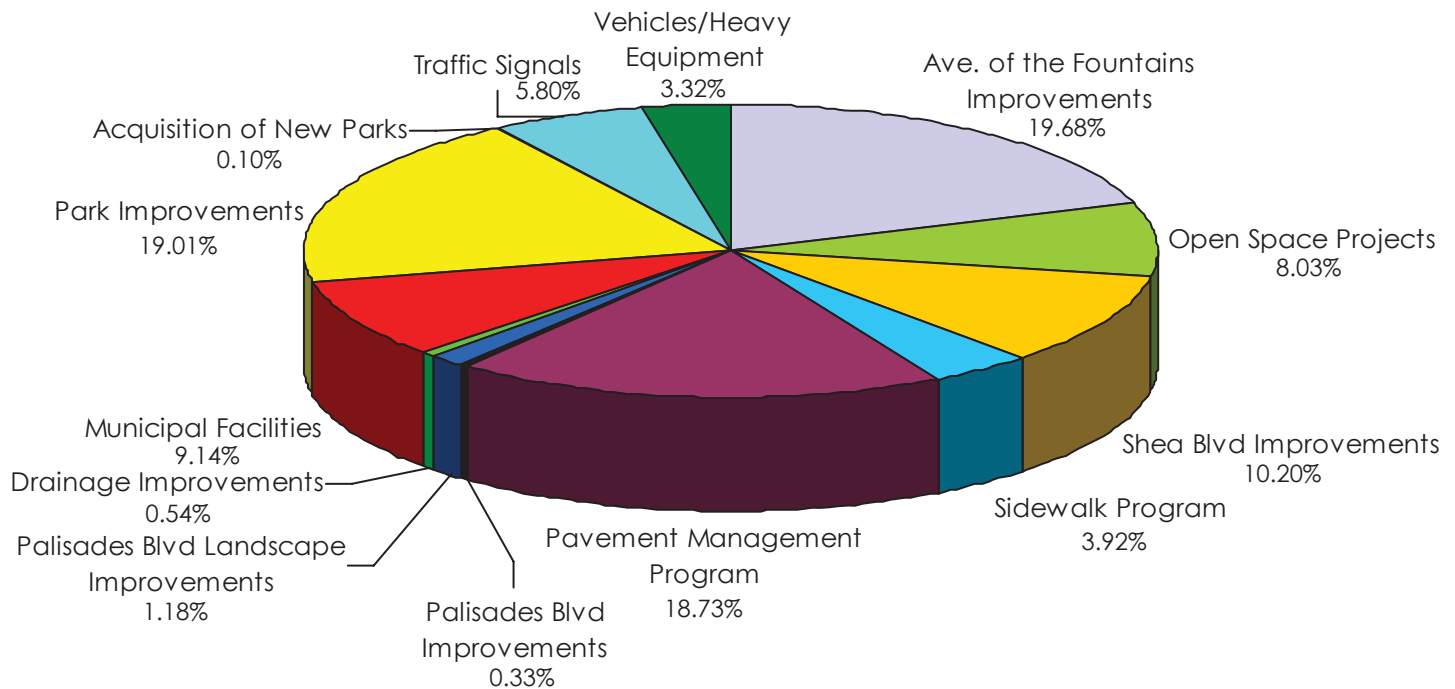
Fountain Hills Park Statistics:

- 133 Acres of Developed Parks
- 740 Acres of Preserve Park Area
- 4.74 Miles of Trails
- 658 Acres of Town Owned Washes

McDowell Mountain Regional Park



capital improvements



Project Name

2006-2025

Avenue of the Fountains Improvements	\$8,450,872
Open Space Projects	
Trailhead Restrooms - Eagles Nest	50,880
McDowell Mountain Central Trailhead - Adero Canyon	2,266,250
Trail Connectivity Plan	1,090,000
North Trail Plan	41,200
TOTAL	\$3,448,330
Shea Boulevard Improvements	
Shea Blvd. Truck Climbing & Bike Lanes	890,205
Saguaro Blvd. Dirt Alley Paving	242,592
Guardrail Modifications	68,970
Shea Blvd. Palisades to Saguaro Blvd	3,179,570
TOTAL	\$4,381,337
Sidewalk Programs	
Fountain Hills Blvd Fayette Dr. -State Land Sidewalks	310,760
Town-wide Sidewalk Program	1,083,000
Fountain Hills Blvd. Sidewalk	228,680
Shea Blvd. Sidewalk	62,130
TOTAL	\$1,684,570
Pavement Management Program	\$8,041,330
Landscape Improvements on Palisades Blvd.	\$507,200



Palisades Boulevard Improvements	
La Montana Medians	141,700
TOTAL	\$141,700
Municipal Facilities	
Civic Center Phase II	956,500
Street Yard Building	1,153,350
Municipal Software	100,000
Document Preparation/Reproduction	80,000
Relocate Fire Station	1,590,000
TOTAL	\$3,924,850
Park Improvements	
Fountain Park Picnic Ramadas	192,000
Four Peaks Neighborhood Parks Ball Diamond Improvements	106,000
Fountain Park Splash Pad Landscaping	202,810
Desert Vista Neighborhood Park Phase II	1,137,472
Desert Vista Neighborhood Park - Skate Park	335,062
Desert Vista Neighborhood Park Phase III	1,146,282
Four Peaks Neighborhood Park Phase II	884,362
Four Peaks Neighborhood Park Phase III	1,235,350
Fountain Park Phase III	1,179,328
Fountain Park Phase IV	1,301,755
Golden Eagle Park Improvements	43,300
McDowell Mountain School Joint Use Park	200,000
Fountain Hills High School Joint Use Park	200,000
TOTAL	\$8,163,721
Acquisition of New Parks	\$43,300
Drainage Improvements	
Saguaro Blvd Drainage Improvements	90,470
Firebrick Drive & Laser Drain Culvert	141,700
TOTAL	\$232,170
Traffic Signals	
Fountain Hills & El Lago Blvd	13,644
Saguaro Blvd & El Lago Blvd	213,644
Palisades Blvd & Sunridge Drive	473,610
Palisades Blvd & Eagle Ridge Drive/Palomino Blvd	537,176
Fountain Hills & Glenbrook Blvd	603,813
Avenue of the Fountains & La Montana	650,071
TOTAL	\$2,491,959
Vehicles/Heavy Equipment	
Streets Division Heavy Equipment	507,630
Streets Division Vehicles	192,350
Park Vehicles	109,500
Public Works Vehicles	147,800
Building Safety Vehicles	79,750
Fire Truck - Pumper	387,000
TOTAL	\$1,424,030
Total Estimated Capital Project Costs for 2006-2025	\$42,935,368



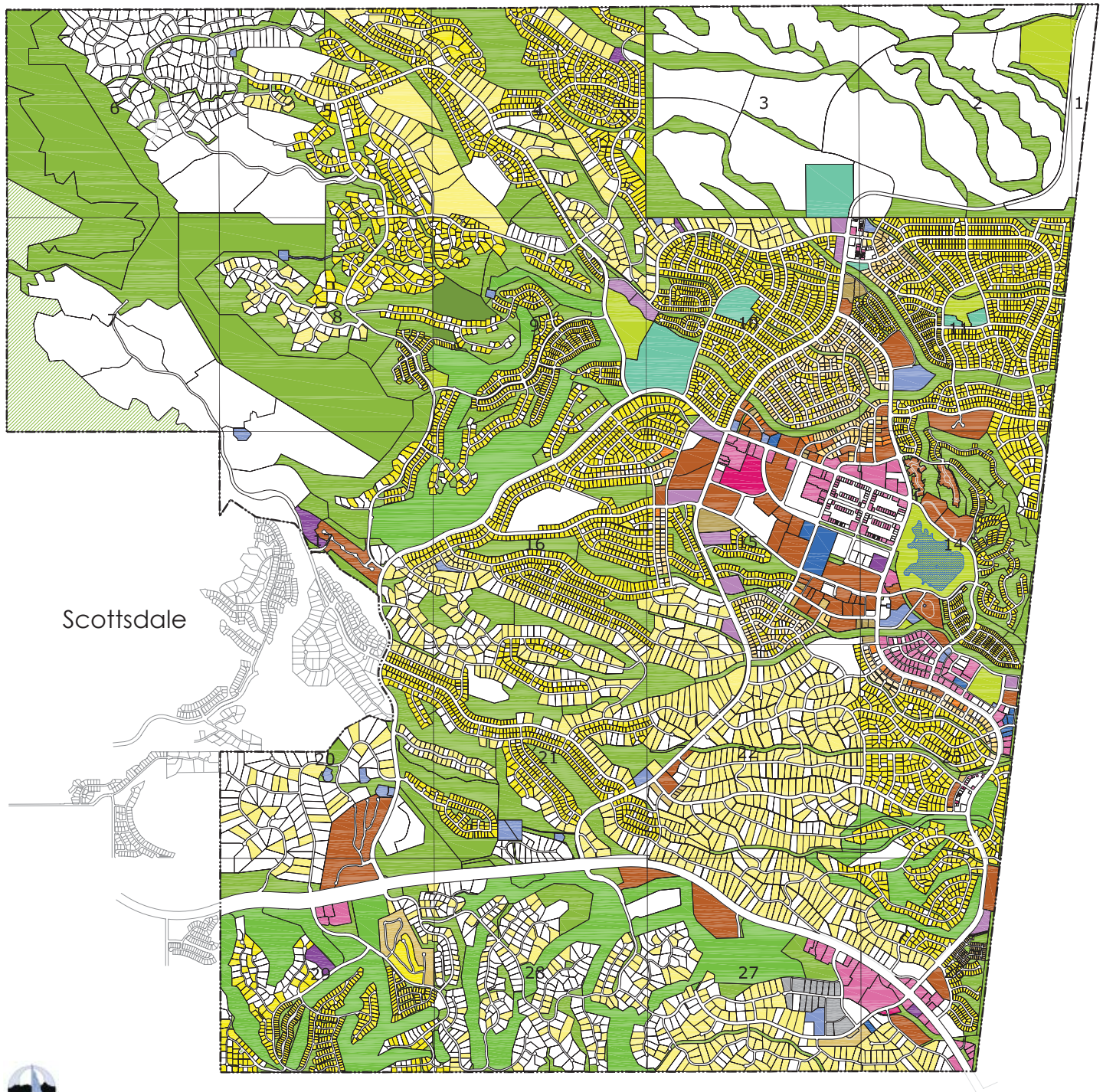
land use

Town-Wide Data
State Trust Land
Inventory by Section



land use inventory

In addition to providing current information concerning present land use, the land use inventory indicates vacant parcels, that are likely to come under new or increased growth pressures as the community nears buildout. In so doing, the inventory provides a useful guide for the Town in regard to land acquisitions for public facilities such as fire stations, schools, playgrounds, and similar uses. The land use inventory is also useful to the business sector by providing a selection of optimum site locations for the construction of shopping centers and residential developments. Hence, the land use inventory allows the Town to anticipate the development potential of the business sector.

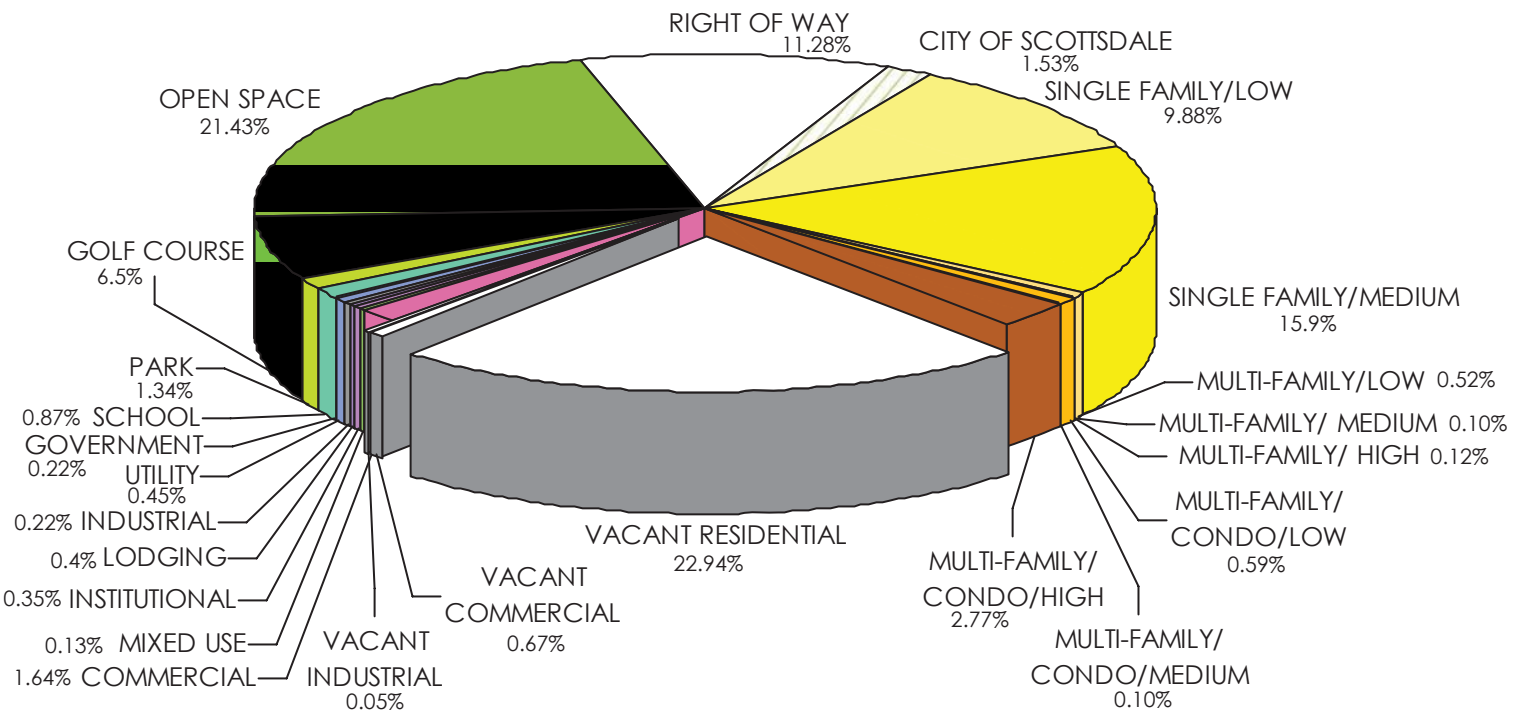


LAND USE INVENTORY																									
	SF/L	SF/M	MF/L	MF/M	MF/H	MF/C/L	MF/C/M	MF/C/H	R/V	C/R	C/V	MU	INST	L	I	I/V	U	G	S	P	GC	OS	R	Scottsdale	TOTAL
Section 1									57.83														10.81		68.64
Section 2									377.6		10.61			30.8						40.91		162.67	6.7		629.24
Section 3									407.36										34.92			169.87	0.99		613.12
Section 4	128.18	203.1							70.1					2.3								177.03	69.69		650.36
Section 5	89.4	121.3							292								0.7					98.35	59.05		660.78
Section 6									211.2													332.89	17.71		561.84
Section 7									229.91													200.26	4.38	199.85	634.4
Section 8	20.6	80.8							109.2								2.38					379.76	43.66		636.4
Section 9	20	160.9							34.5				7					1		28.54	111.72	174.89	88.55		627.13
Section 10	46.9	249.2	31.4	0.3	1.2	26.2	1.9	11.9	16.6	7.5	1.4		12.15	1			2.1		65.68			54.71	126.66		656.78
Section 11		290.4	10.6		2.1	20.6		31.5	9.6	1.4	0.9						13		12	27.7		71.48	113.56		604.84
Section 14		89.8		1.2	1.5	2.4	2	54.6	6.8	41.5	13.5			3.2			6.8			64.5		150	82.4		520.2
Section 15	32	68	15.3	2	11.4	19.7	5	108.8	56.7	67	38.3	16	21.2				0.9	19.7				54.8	92.97		629.77
Section 16	49.6	222.1	0.6			0.6	0.6		91.3								1.8				80.2	116.9	84.47		648.17
Section 17	23.4	23.7						17	167					8			2.5				45.6	91.6	35.8		414.55
Section 20	53.8	24.2						56.6	187.2								6					64.7	40.81		433.31
Section 21	113.1	136.6							106.8								12					217	75.94		661.44
Section 22	349.4	29.1	0.6	2.1		0.9		6.1	109.2								3	1.8			8.4	54.9	76.56		642.06
Section 23	2.6	161.4	8.3	1.3		6.9	2.9	9.2	17.4	33.8	8	0.2	2.1				1.8	4.6		11.6	58	33.4	104.46		467.96
Section 26	59.3	80.3						21.1	19	41.1	12.5		3.4	1.6				1		0.3	41.86	28.93	58.95		369.34
Section 27	219.9	3.2						32.1	102.3	11.9	1.3				28.7	6	5.5				117.1	29.06	75.15		632.21
Section 28	67.8	4.1						10.7	230												171.68	72.15	73.42		629.93
Section 29	7.7	118.4	0.7	5.9					71.1	9.3		0.7		5.9							209.53	50.91	123.09		603.23
Totals	1283.7	2066.6	67.5	12.8	16.2	77.3	12.4	359.6	2980.7	213.5	86.51	16.9	45.85	52.8	28.7	6	58.48	28.1	112.6	173.55	844.09	2786.3	1465.78	199.85	12996
Percent	9.88%	15.90%	0.52%	0.10%	0.12%	0.59%	0.10%	2.77%	22.94%	1.64%	0.67%	0.13%	0.35%	0.40%	0.22%	0.05%	0.45%	0.22%	0.87%	1.34%	6.50%	21.43%	11.28%	1.53%	100%
figures represent amount of acreage for a particular land use in each section																					TOTAL ACRES:			12996	
																					TOTAL SQ MILES:			20.31	

LAND USE INVENTORY KEY

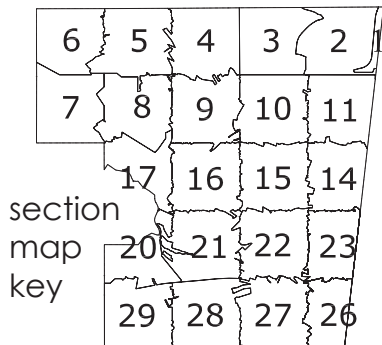
SF/L	Single Family - Low Density	[R1-190, R1-43, R1-35]	INST	Institutional (Churches, etc.)
SF/M	Single Family - Medium Density	[R1-18, R1-10, R1-8, R1-6]	L	Lodging (Hotels, Bed & Breakfasts)
MF/L	Multi-Family - Low Density	[1-4 units]	I	Industrial
MF/M	Multi-Family - Medium Density	[5-9 units]	I/V	Vacant land with general plan designation of industrial
MF/H	Multi-Family - High Density	[10+ units]	U	Utility
MF/C/L	Multi-Family - Condo - Low Density	[1-4 units]	G	Government/Town Owned
MF/C/M	Multi-Family - Condo - Medium Density	[5-9 units]	S	School
MF/C/H	Multi-Family - Condo - High Density	[10+ units]	P	Park
R/V	Vacant land with general plan designation of residential		GC	Golf Course (public & private)
C/R	General Commercial / Retail / Office		OS	Open Space
C/V	Vacant land with general plan designation of commercial		R	Right of Way
MU	Structures that include Commercial & Residential		Scottsdale	Scottsdale Owned Land

town-wide land use



Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			2980.7		6877.5
Single Family – L	958	1284			
Single Family – M	7076	2067			
Multi-Family – L	508	67.5			
Multi-Family – M	149	12.8			
Multi-Family – H	595	16.2			
Multi-Family/Condo – L	146	77.3			
Multi-Family/Condo – M	2644	12.4			
Multi-Family/Condo – H	2712	359.6			
Commercial/Retail		213.5	86.5		300
Mixed Use	258	16.9			16.9
Lodging		52.8			52.8
Institutional		45.9			45.9
Industrial		28.7	6		34.7
Utility		58.5			58.5
Government/Town Owned		28.1			28.1
Schools		112.6			112.6
Parks		173.6			173.6
Golf Course		844			844
Open Space				2786.3	2786.3
Scottsdale Owned Land				199.9	199.9
Right of Way/Streets		1465.8			1465.8
Total	15046	6937	3073	2986	12996

RESIDENTIAL LAND USE											TOTAL
Total Acres	1284	2067	67.5	12.8	16.2	77.3	12.4	359.6	16.9	2981	6,894.7
Percent Acres	18.62%	29.98%	0.98%	0.19%	0.23%	1.12%	0.18%	5.22%	0.25%	43.24%	100%
Total Dwelling Units	958	7076	508	149	279	595	146	2712	258	0	12,681
Percent Dwellings	7.55%	55.80%	4.01%	1.17%	2.20%	4.69%	1.15%	21.39%	2.03%	0.00%	100%
Dwelling Type Totals	8,034 / 63.35%		936 / 7.38%			3,453 / 27.23%			2.03% 0.00%		



	Single Family	Multi-Family	Commercial / Industrial	Total
Vacant Lots	3,311	69	111	3,491

TOTAL DWELLING UNITS										
	SF/L	SF/M	MF/L	MF/M	MF/H	MF/C/L	MF/C/M	MF/C/H	MU	TOTAL
Section 1										0
Section 2										0
Section 3										0
Section 4	49	602								651
Section 5	45	286								331
Section 6										0
Section 7										0
Section 8	19	189								208
Section 9	19	616								635
Section 10	38	947	237	5	16	200	24	171		1,638
Section 11		1,196	70		34	150		184		1,634
Section 14		433		16	28	20	28	428		953
Section 15	19	224	125	16	201	162	56	1,161	248	2,212
Section 16	44	695	4			8	6			757
Section 17	22	66						108		196
Section 20	38	88						68		194
Section 21	108	505								613
Section 22	256	52	4	12		7		75		406
Section 23	2	424	61	33		48	32	91	2	693
Section 26	51	305						249		605
Section 27	164	6						151		321
Section 28	78	6						26		110
Section 29	6	436	7	67					8	524
Total	958	7,076	508	149	279	595	146	2,712	258	12,681

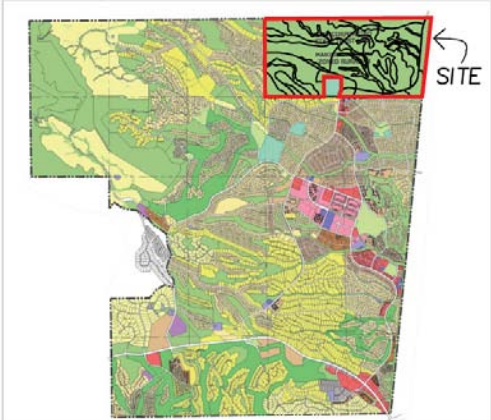
state trust land

In 2006, the Town of Fountain Hills annexed 1,311 acres of state trust land. The property is located directly to the northeast of the town's previous jurisdictional boundaries, south of McDowell Mountain Regional Park, and west of Fort McDowell Yavapai Nation. The Town of Fountain Hills amended the General Plan land use designation to incorporate an appropriate mixture of open space uses, single family residential uses (medium and low density), a community park, an area that may be developed with a lodging use, and an area for general commercial/retail.

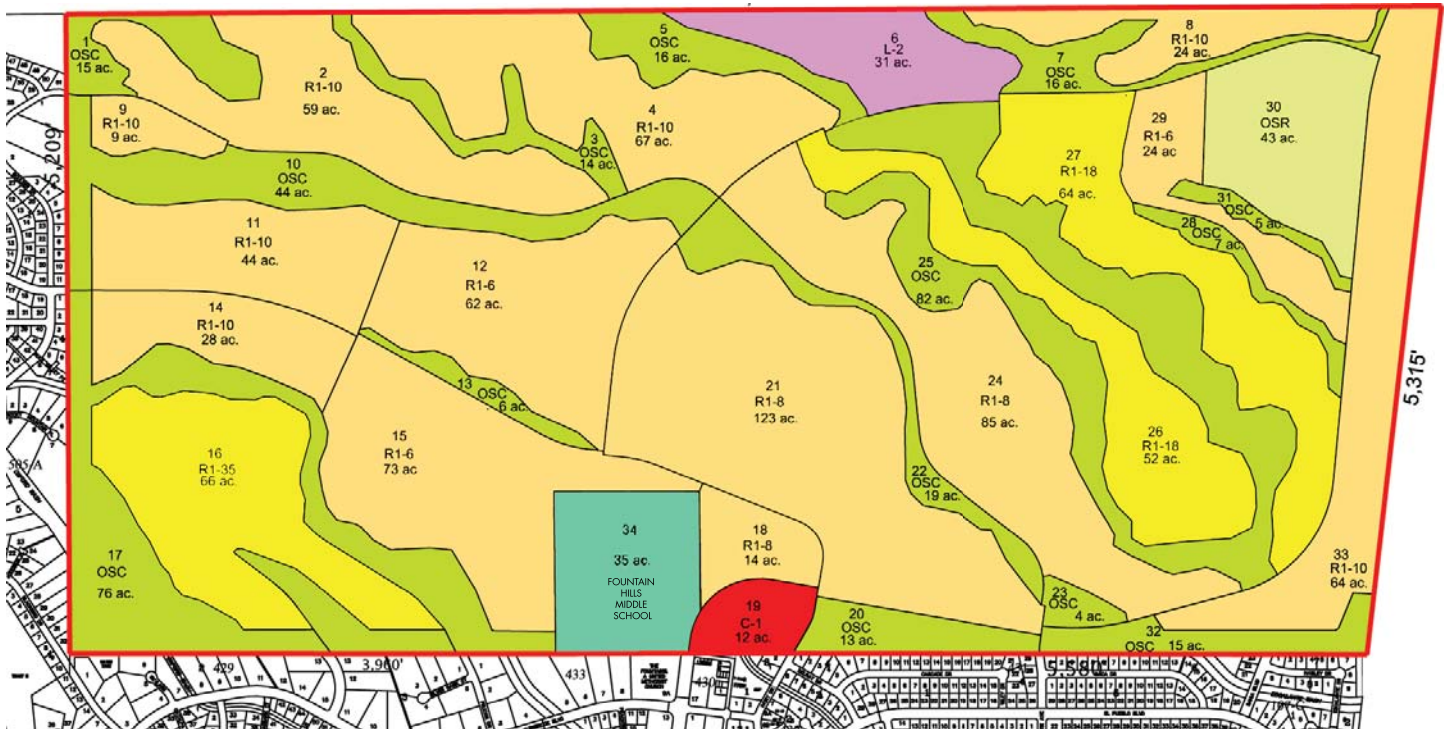
Land Use Map

Land Use	Acres	% of Total
Single Family - Low	180	14%
Single Family - Medium	668	51%
Commercial/Retail	12	1%
Park	42	3%
Open Space	344	26%
School	35	3%
Lodging	30	2%
Total	1,311	100%

Vicinity Map



Zoning Map



Legend

- Single Family/Low (SF/L)
- Single Family/Medium (SF/M)
- General Commercial/Retail (COMM)
- Lodging (L)
- School
- Park (P)
- Open Space (OS)
- Project Boundary

Zoning District	Acres	% of Total
R1-35	66	5%
R1-18	116	9%
R1-10	294	22%
R1-8	258*	20%
R1-6	159	12%
L-2	31	2%
C-1	12	1%
OSR	43	3%
OSC	333	25%
Total	1,311	100%

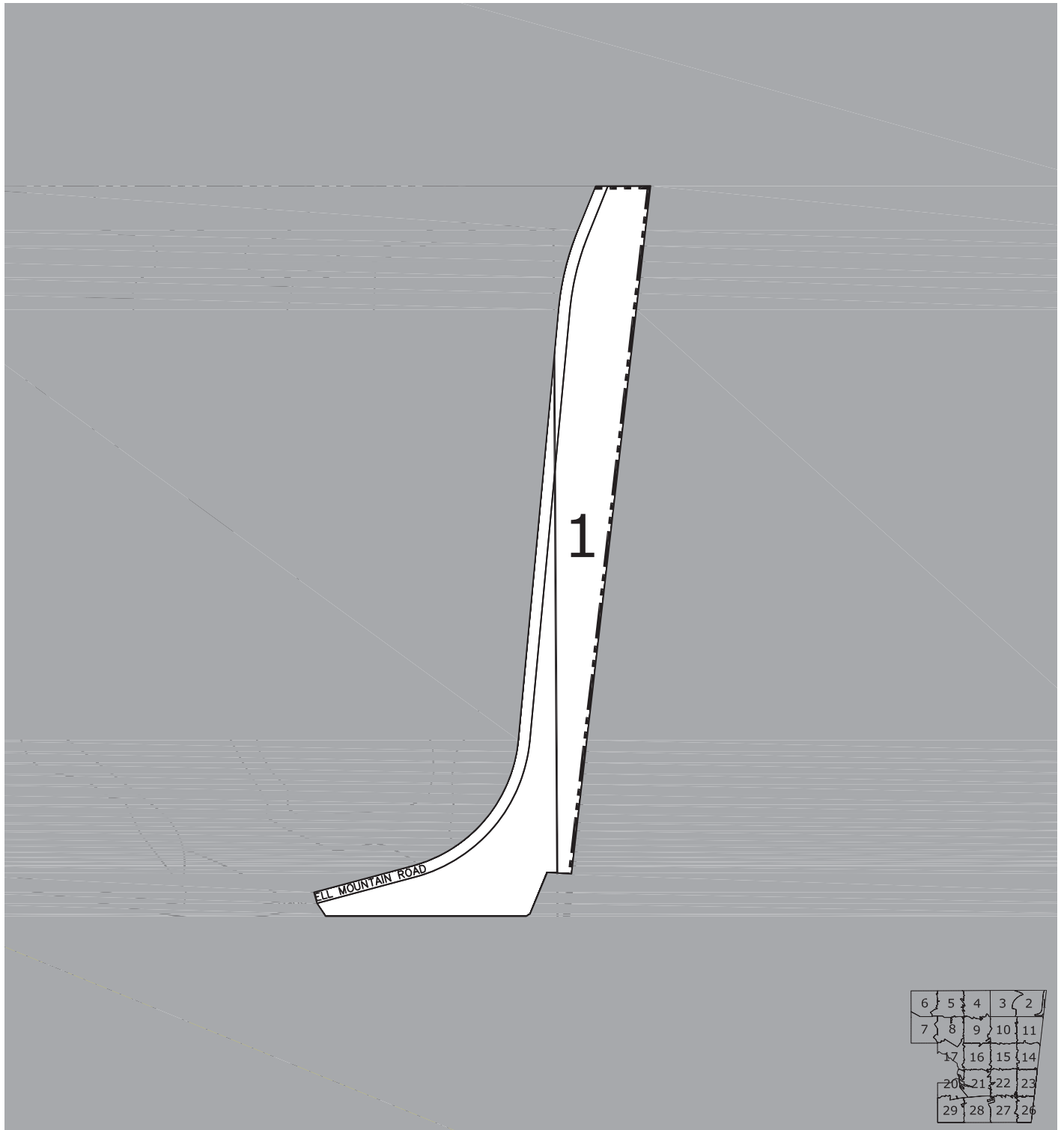
* 35 acres developed as school

Land Use	Density Range (du/ac)	Gross Acres	Open Space Req. per Hillside Disturbance Ordinance	Net Acres for Residential Development	Projected Unit Range**		
					Low	High	Mid
Single Family - Low	1 - 2	180	87	93	93	186	140
Single Family - Medium	2 - 4.5	698	235	463	926	2,084	1,505
Commercial / Retail		12					
Park		42					
Open Space		344					
Total		1276*	330	548	1,019	2,270	1,644

* Excluding 35 acre school site

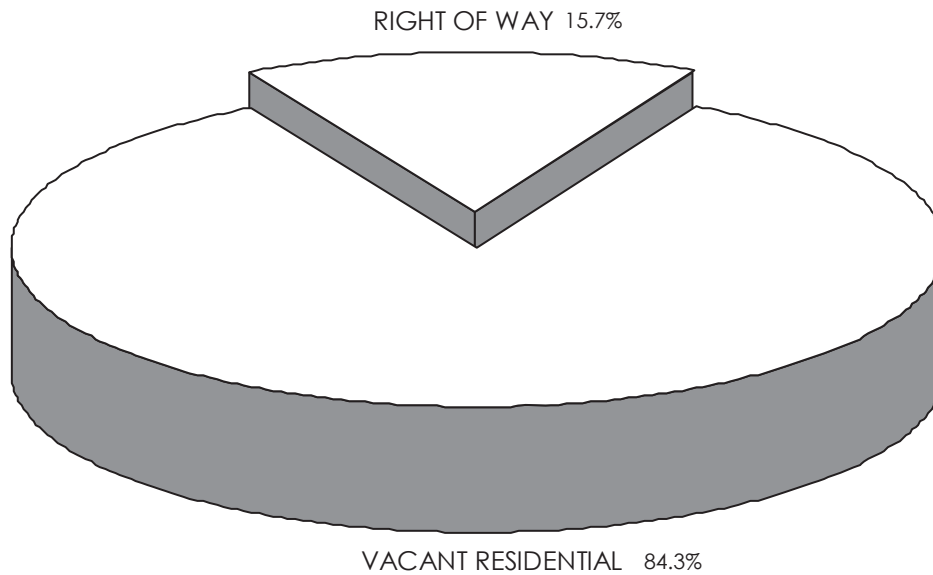
** Maximum number of units is 1,750 per the development agreement

section 1



Undeveloped land and R.O.W. shown in white





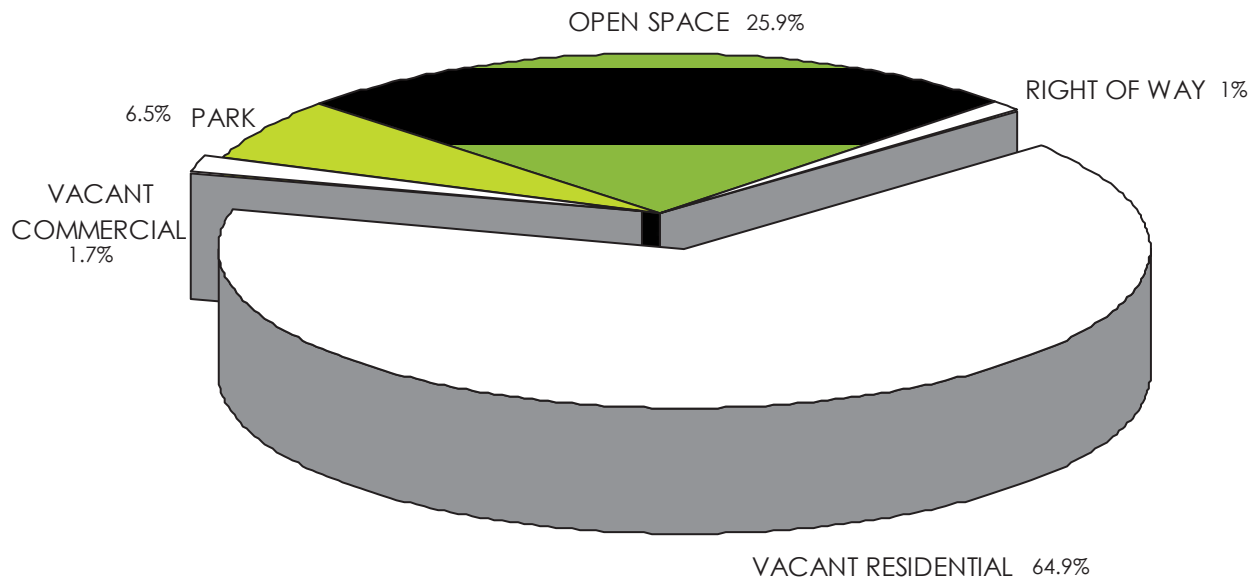
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			57.8		57.8
Single Family – L					
Single Family – M					
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space					
Scottsdale Owned Land					
Right of Way/Streets		10.8			10.8
Total	0	10.8	57.8	0	68.6

section 2



Undeveloped land and R.O.W. shown in white





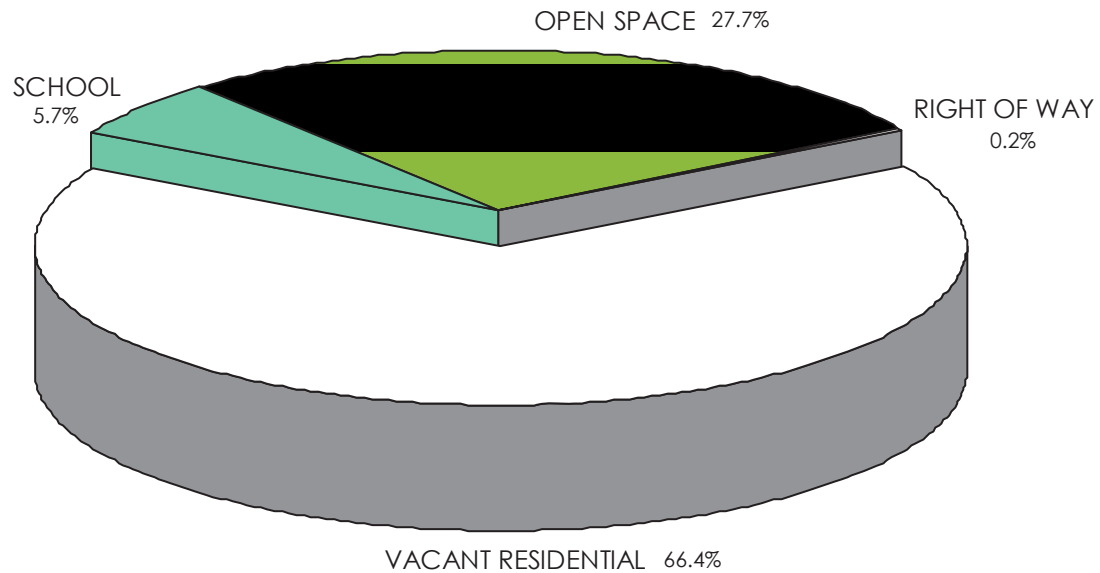
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			408.4		408.4
Single Family – L					
Single Family – M					
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail			10.6		10.6
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks			40.9		40.9
Golf Course					
Open Space				162.7	162.7
Scottsdale Owned Land					
Right of Way/Streets		6.7			6.7
Total	0	6.7	459.9	162.7	629.3

section 3



Undeveloped land and R.O.W. shown in white



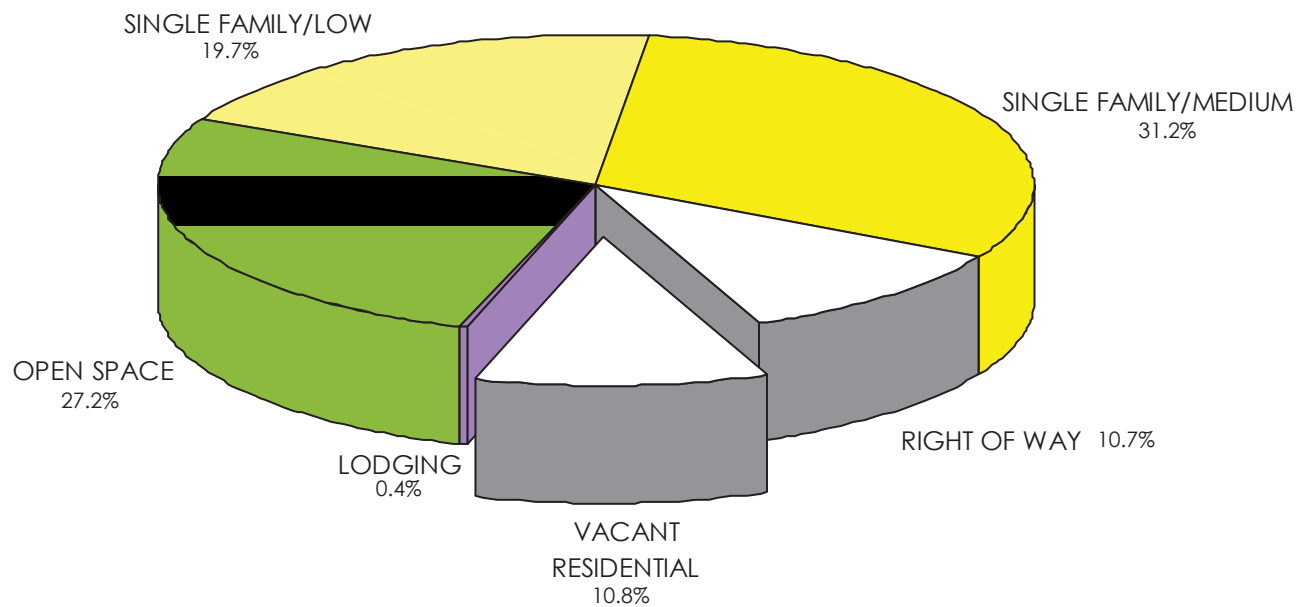


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			407.4		407.4
Single Family – L					
Single Family – M					
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools		34.9			34.9
Parks					
Golf Course					
Open Space				169.9	169.9
Scottsdale Owned Land					
Right of Way/Streets		1			1
Total	0	35.9	407.4	169.9	613.2

section 4

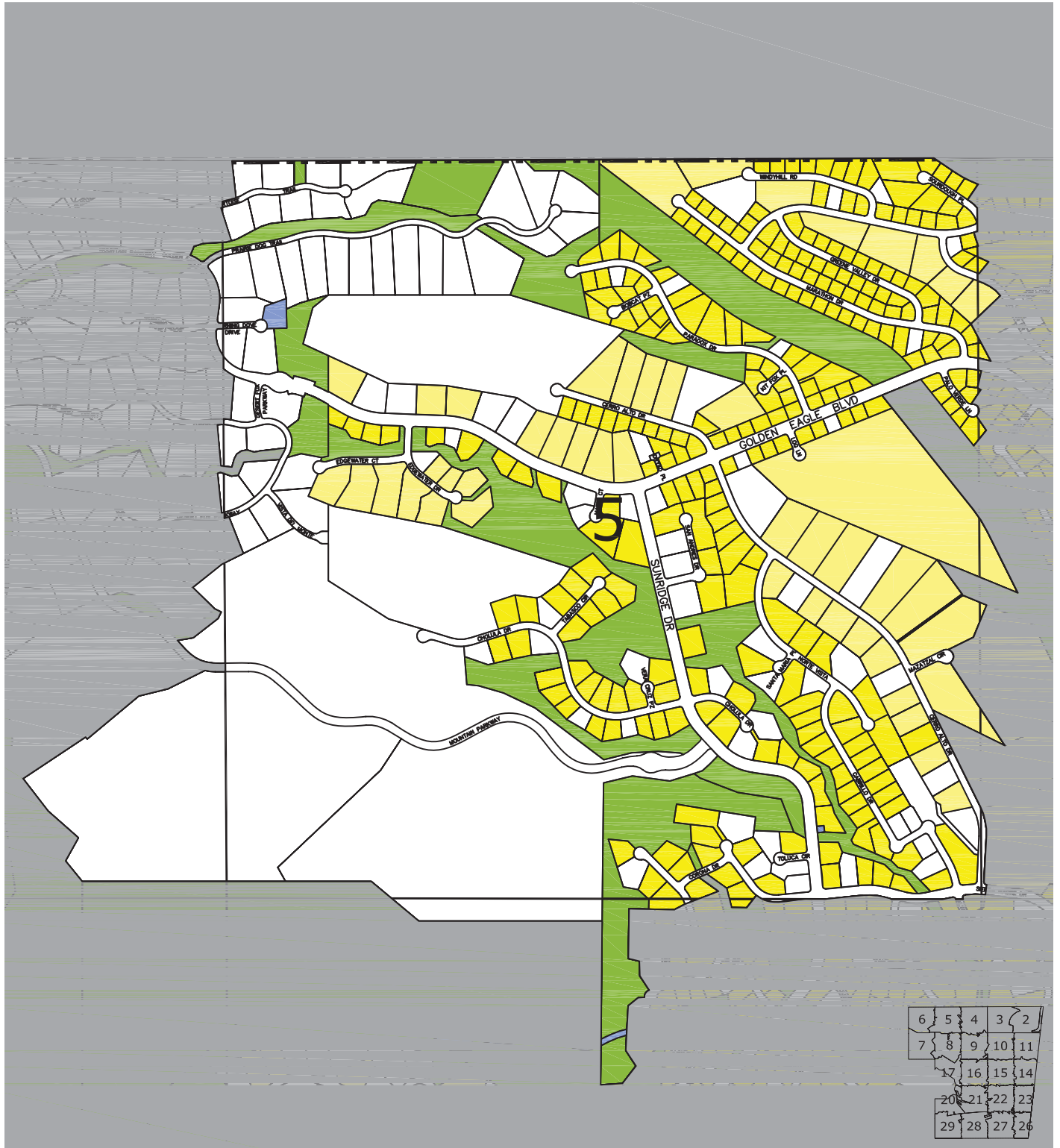


Undeveloped land and R.O.W. shown in white

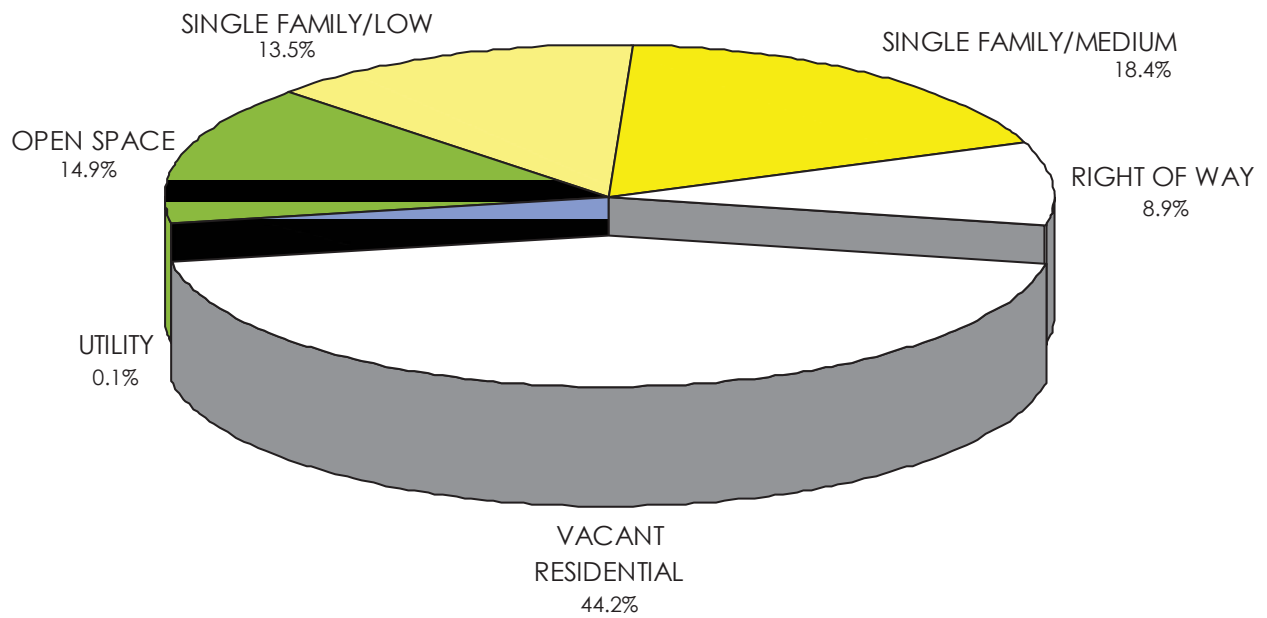


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			70.1		401.4
Single Family – L	49	128.2			
Single Family – M	602	203.1			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging		2.3			2.3
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				177	177
Scottsdale Owned Land					
Right of Way/Streets		69.7			69.7
Total	651	403.3	70.1	177	650.4

section 5

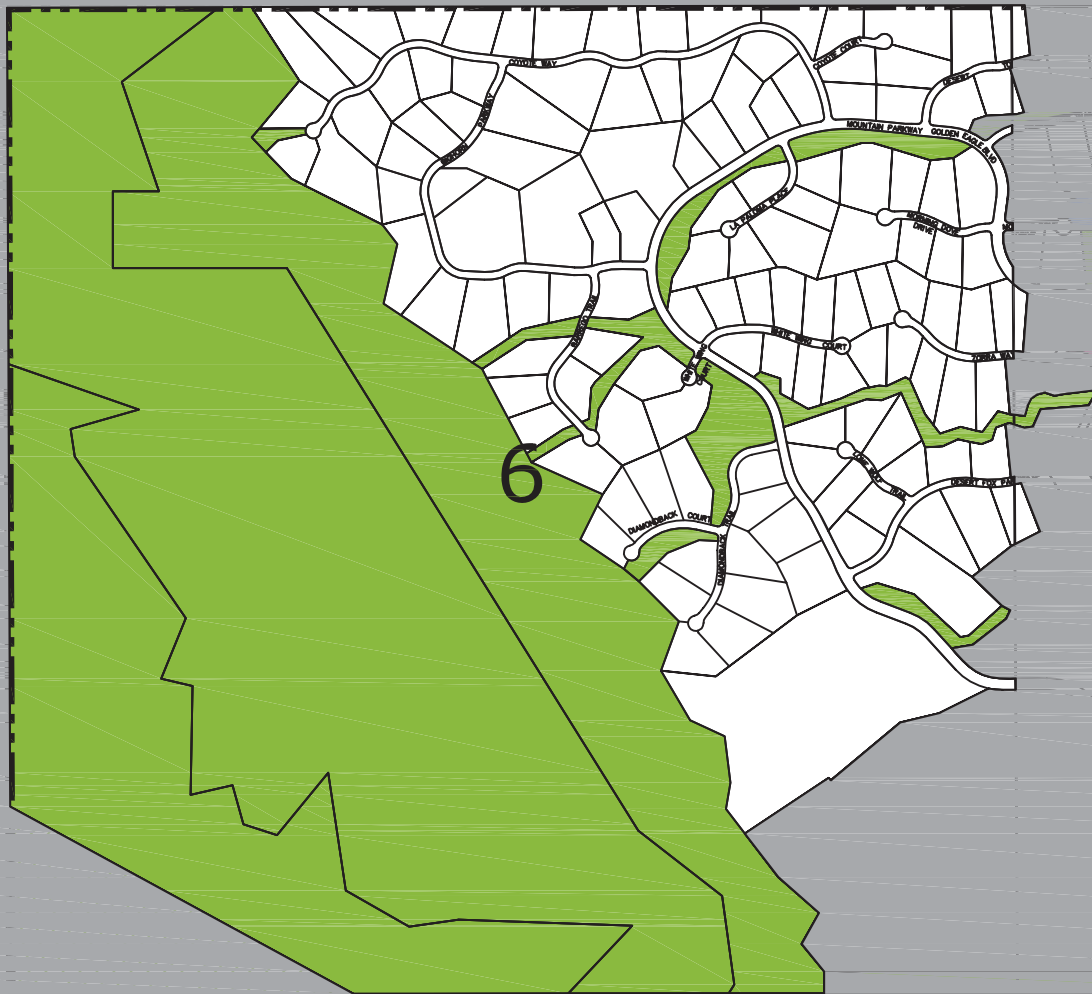


Undeveloped land and R.O.W. shown in white



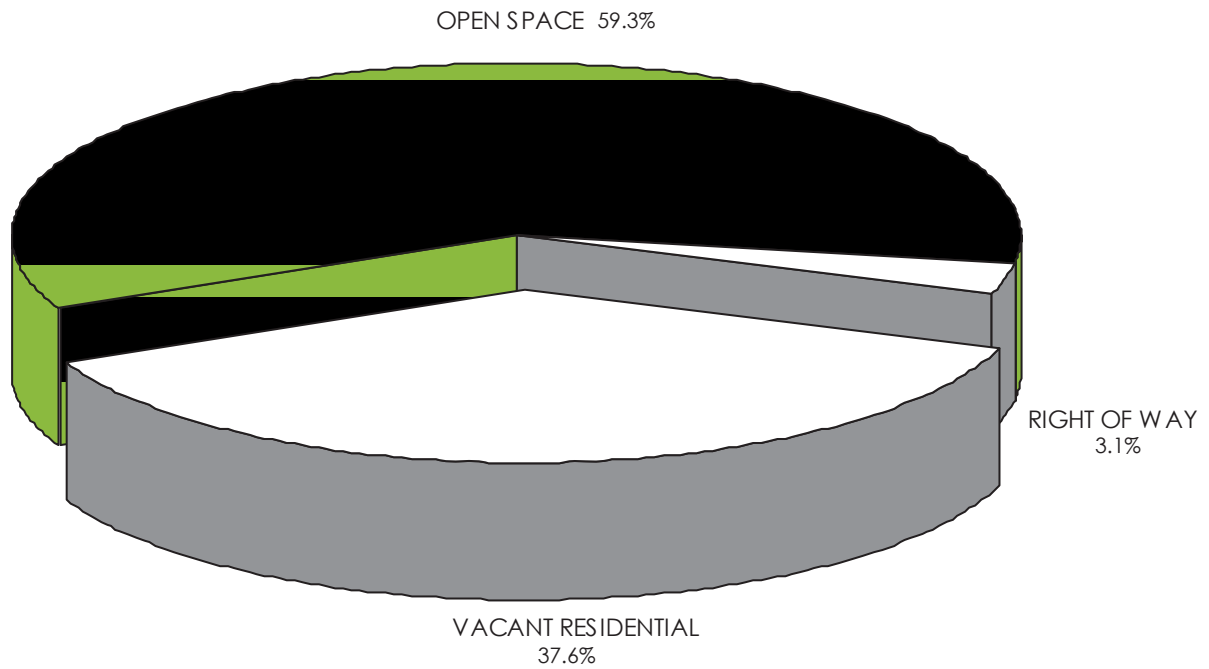
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			292		502.7
Single Family – L	45	89.4			
Single Family – M	286	121.3			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		0.7			0.7
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				98.4	98.4
Scottsdale Owned Land					
Right of Way/Streets		59.1			59.1
Total	331	270.5	292	98.4	660.9

section 6



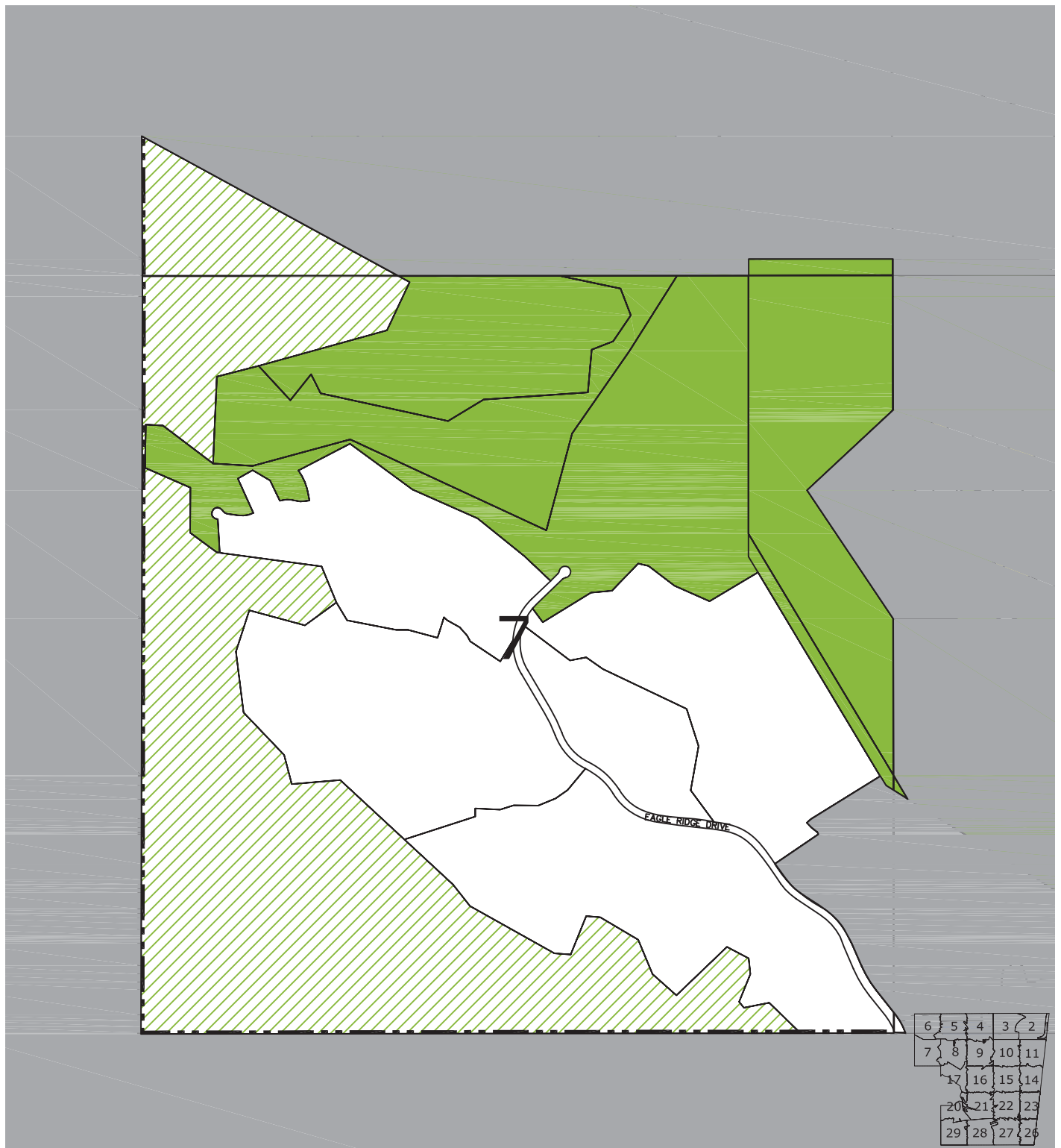
6	5	4	3	2
7	8	9	10	11
17	16	15	14	
20	21	22	23	
29	28	27	26	

Undeveloped land and R.O.W. shown in white

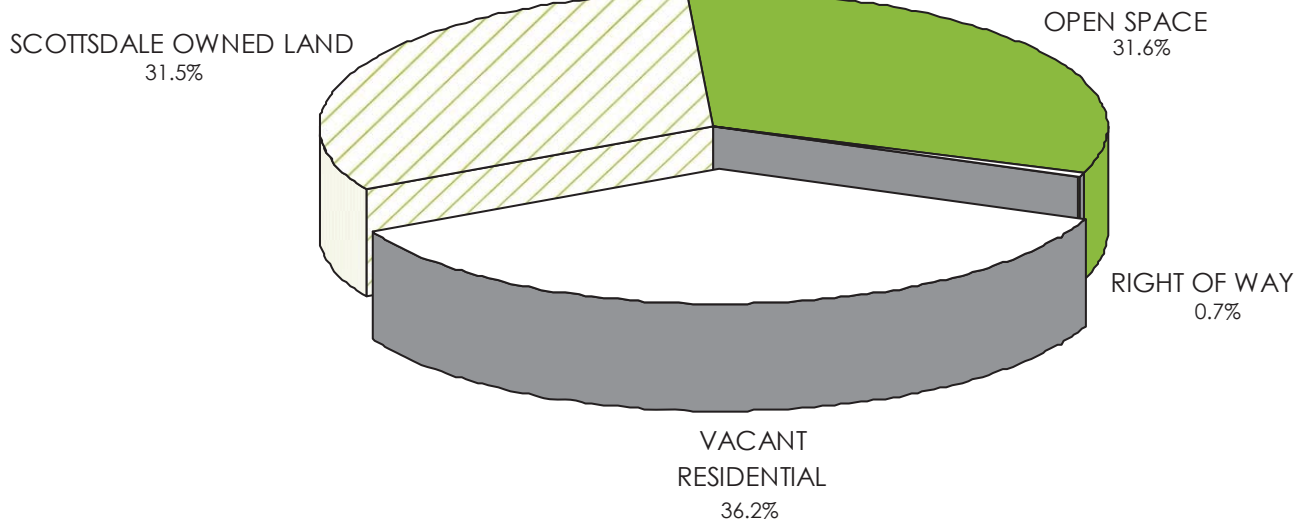


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			211.2		211.2
Single Family – L					
Single Family – M					
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				332.9	332.9
Scottsdale Owned Land					
Right of Way/Streets		17.7			17.7
Total	0	17.7	211.2	332.9	561.8

section 7

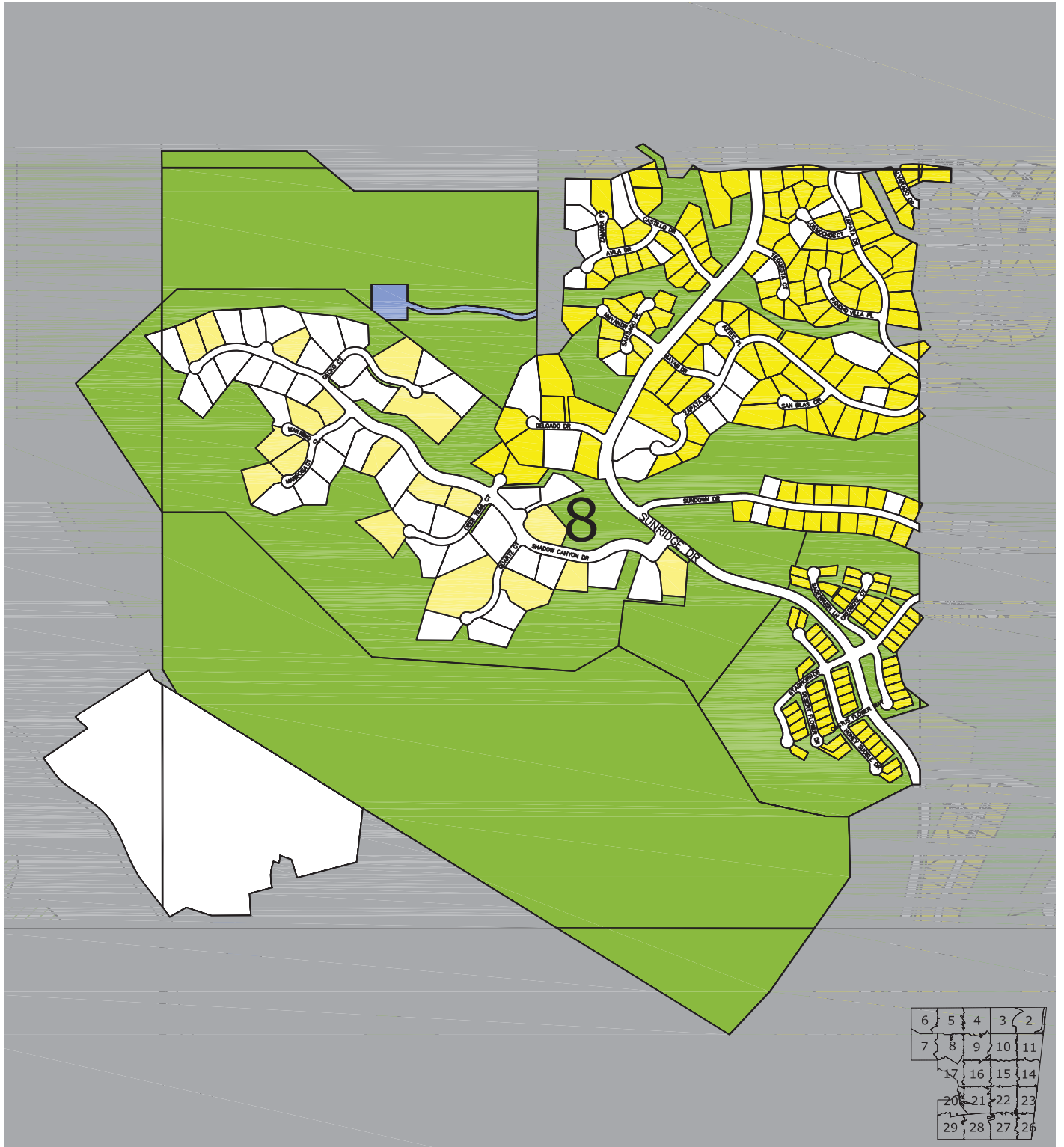


Undeveloped land and R.O.W. shown in white

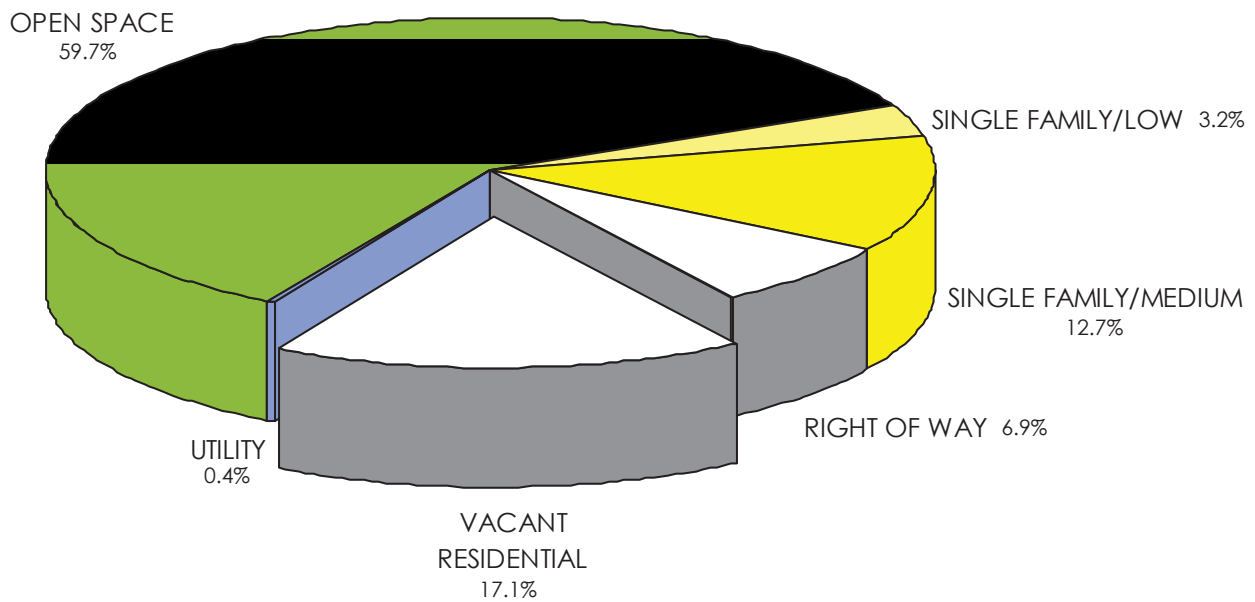


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			229.9		229.9
Single Family – L					
Single Family – M					
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				200.3	200.3
Scottsdale Owned Land				199.9	199.9
Right of Way/Streets		4.4			4.4
Total	0	4.4	229.9	400.2	634.5

section 8



Undeveloped land and R.O.W. shown in white

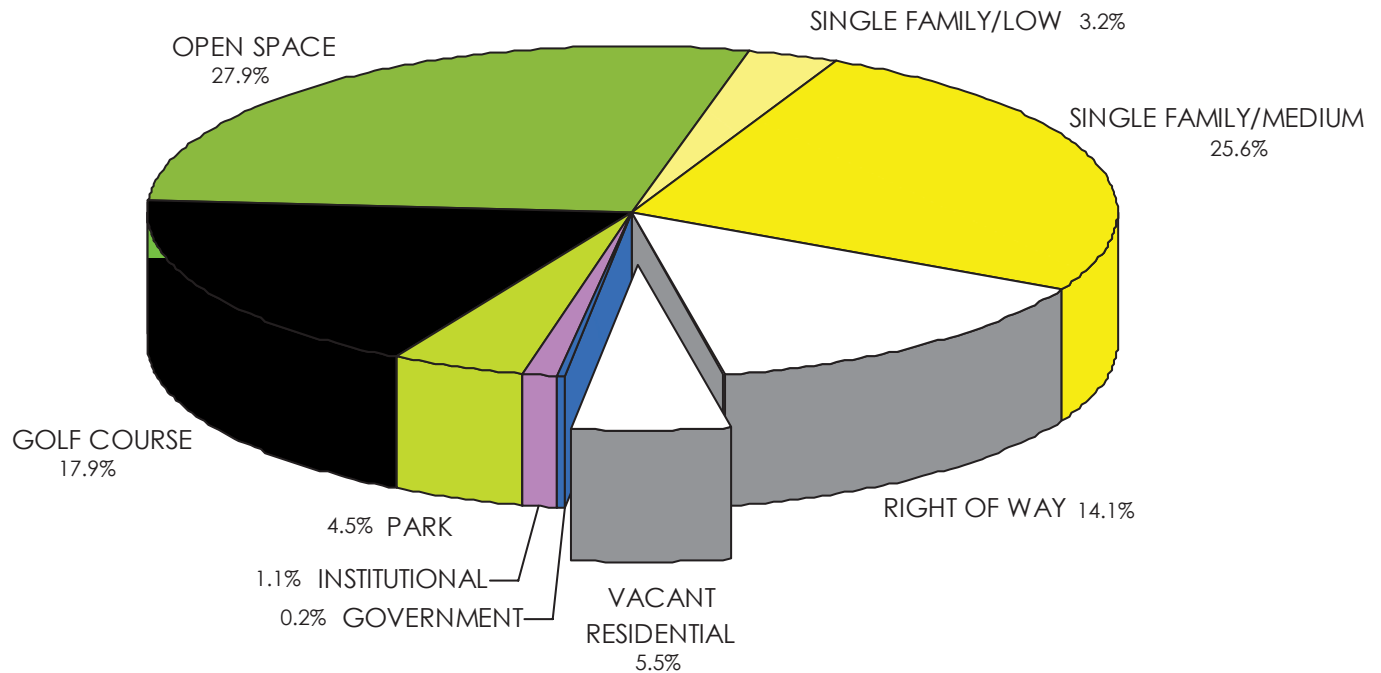


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			109.2		210.6
Single Family – L	19	20.6			
Single Family – M	189	80.8			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		2.4			2.4
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				379.8	379.8
Scottsdale Owned Land					
Right of Way/Streets		43.7			43.7
Total	208	147.5	109.2	379.8	636.5

section 9

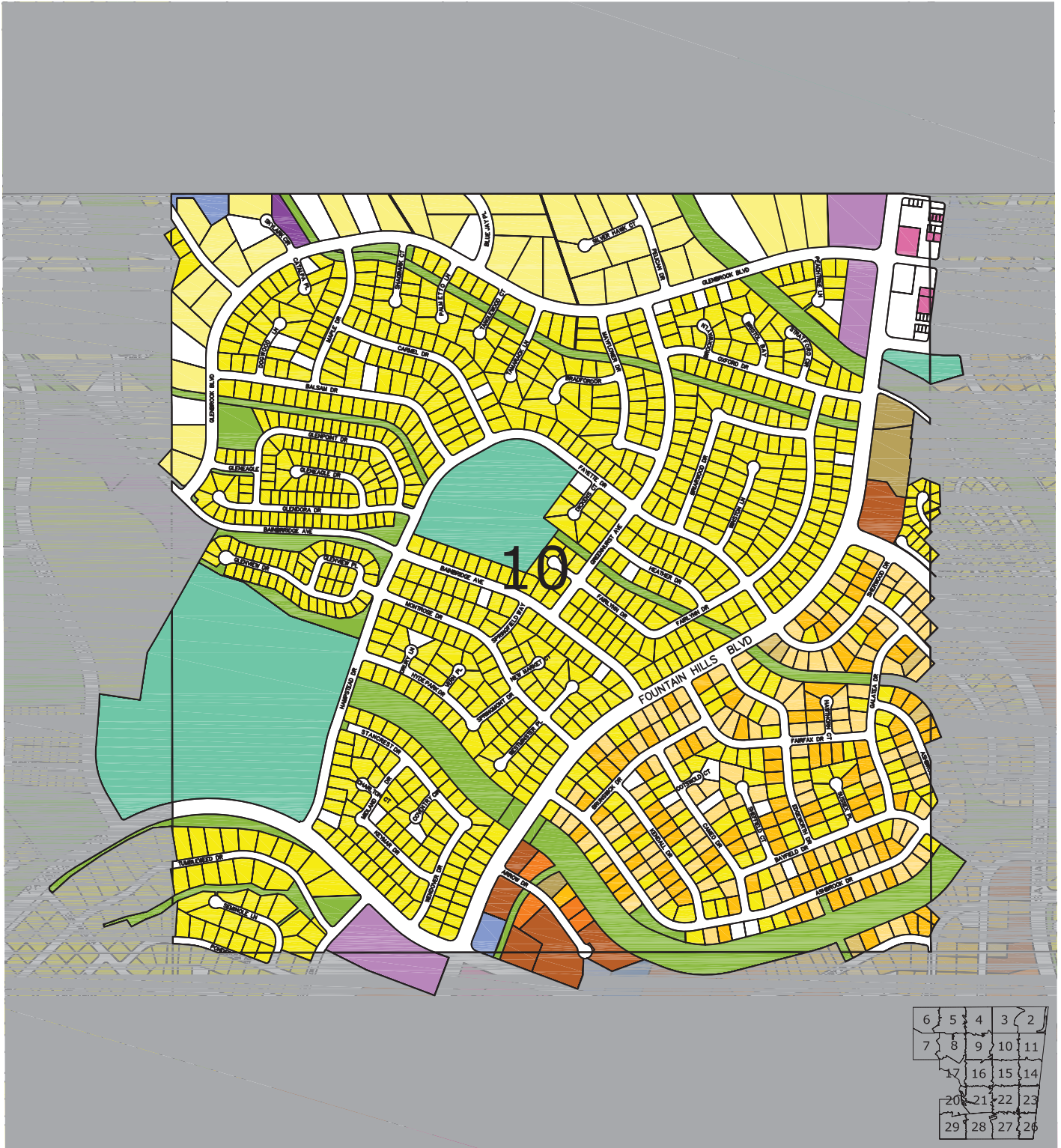


Undeveloped land and R.O.W. shown in white

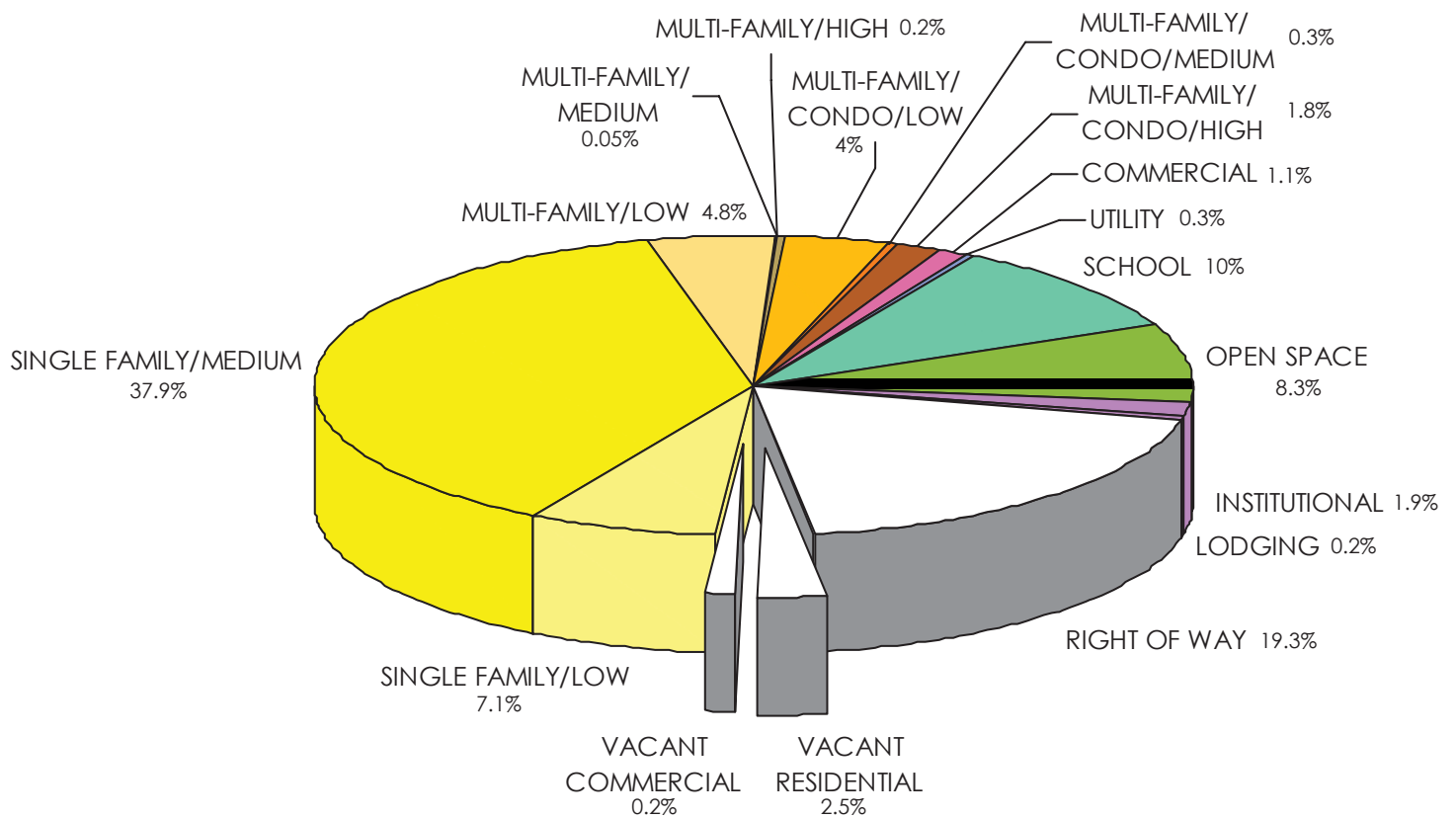


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			34.5		215.4
Single Family – L	19	20			
Single Family – M	616	160.9			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional		7			7
Industrial					
Utility					
Government/Town Owned		1			1
Schools					
Parks		28.5			28.5
Golf Course		112			112
Open Space				174.9	174.9
Scottsdale Owned Land					
Right of Way/Streets		88.6			88.6
Total	635	418	34.5	174.9	627.4

section 10

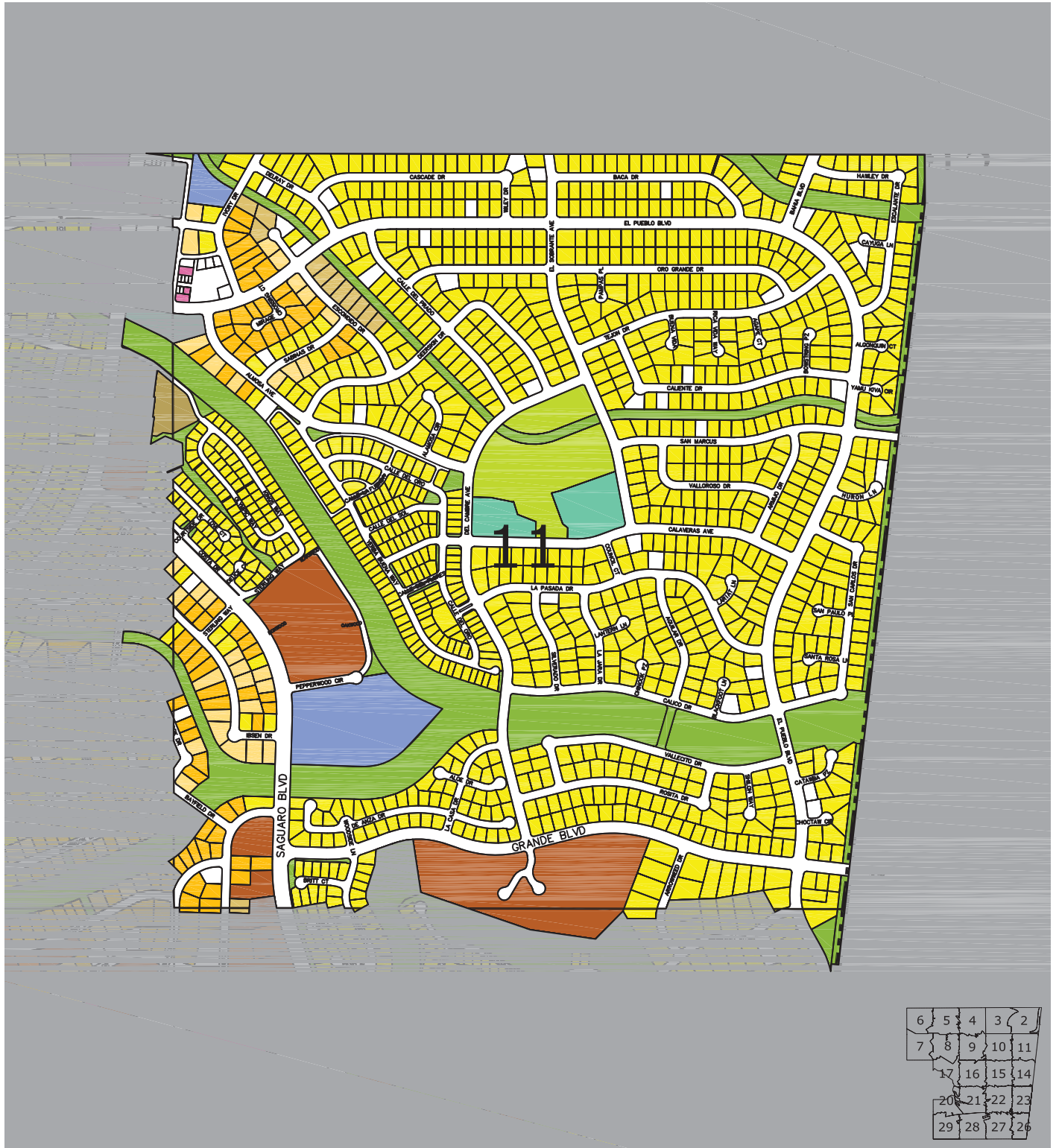


Undeveloped land and R.O.W. shown in white

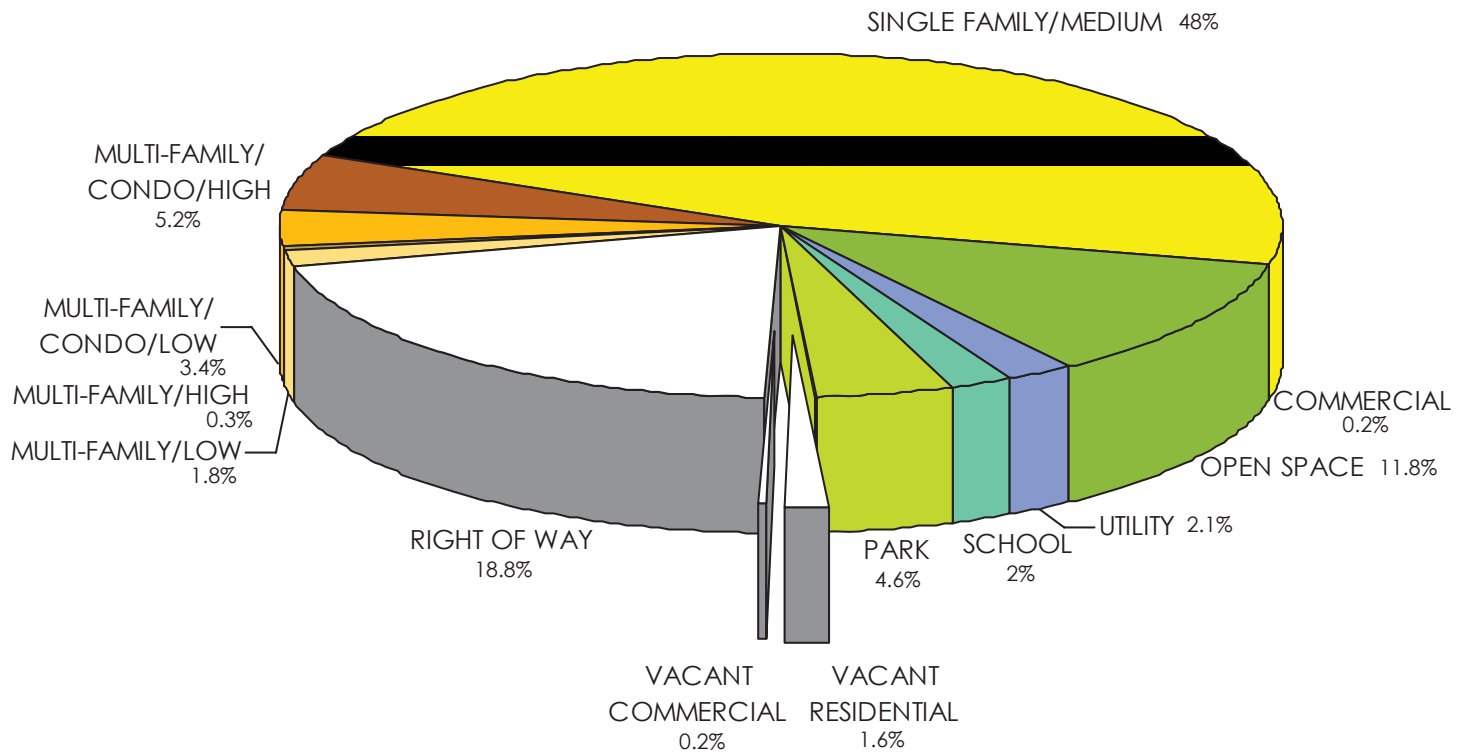


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			16.6		385.6
Single Family – L	38	46.9			
Single Family – M	947	249.2			
Multi-Family – L	237	31.4			
Multi-Family – M	5	0.3			
Multi-Family – H	16	1.2			
Multi-Family/Condo – L	200	26.2			
Multi-Family/Condo – M	24	1.9			
Multi-Family/Condo – H	171	11.9			
Commercial/Retail		7.5	1.4		8.9
Mixed Use					
Lodging		1			1
Institutional		12.2			12.2
Industrial					
Utility		2.1			2.1
Government/Town Owned					
Schools		65.7			65.7
Parks					
Golf Course					
Open Space				54.7	54.7
Scottsdale Owned Land					
Right of Way/Streets		127			127
Total	1638	584.5	18	54.7	657.2

section 11



Undeveloped land and R.O.W. shown in white



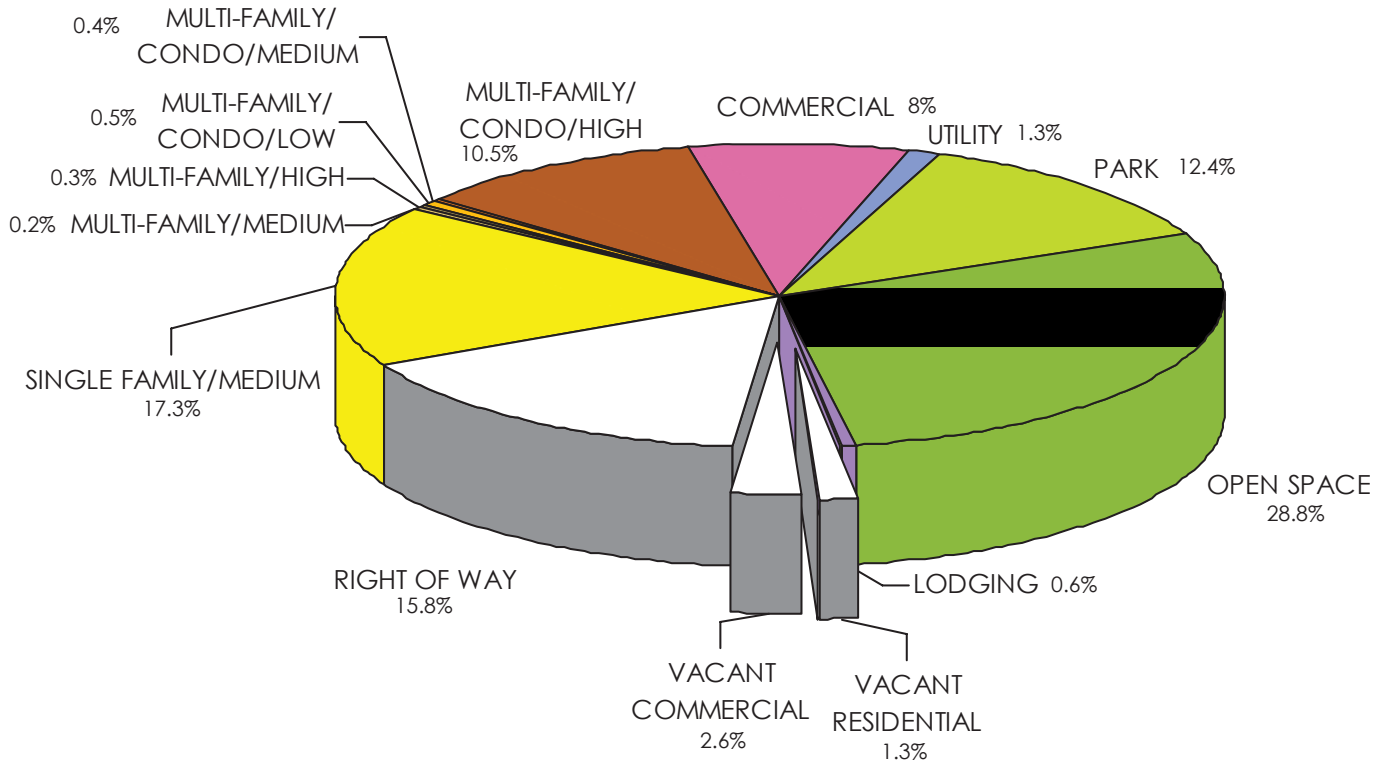
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			9.6		364.8
Single Family – L					
Single Family – M	1196	290.4			
Multi-Family – L	70	10.6			
Multi-Family – M					
Multi-Family – H	34	2.1			
Multi-Family/Condo – L	150	20.6			
Multi-Family/Condo – M					
Multi-Family/Condo – H	184	31.5			
Commercial/Retail		1.4	0.9		2.3
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		13			13
Government/Town Owned					
Schools		12			12
Parks		27.7			27.7
Golf Course					
Open Space				71.5	71.5
Scottsdale Owned Land					
Right of Way/Streets		114			114
Total	1634	523.3	10.5	71.5	605.3

section 14



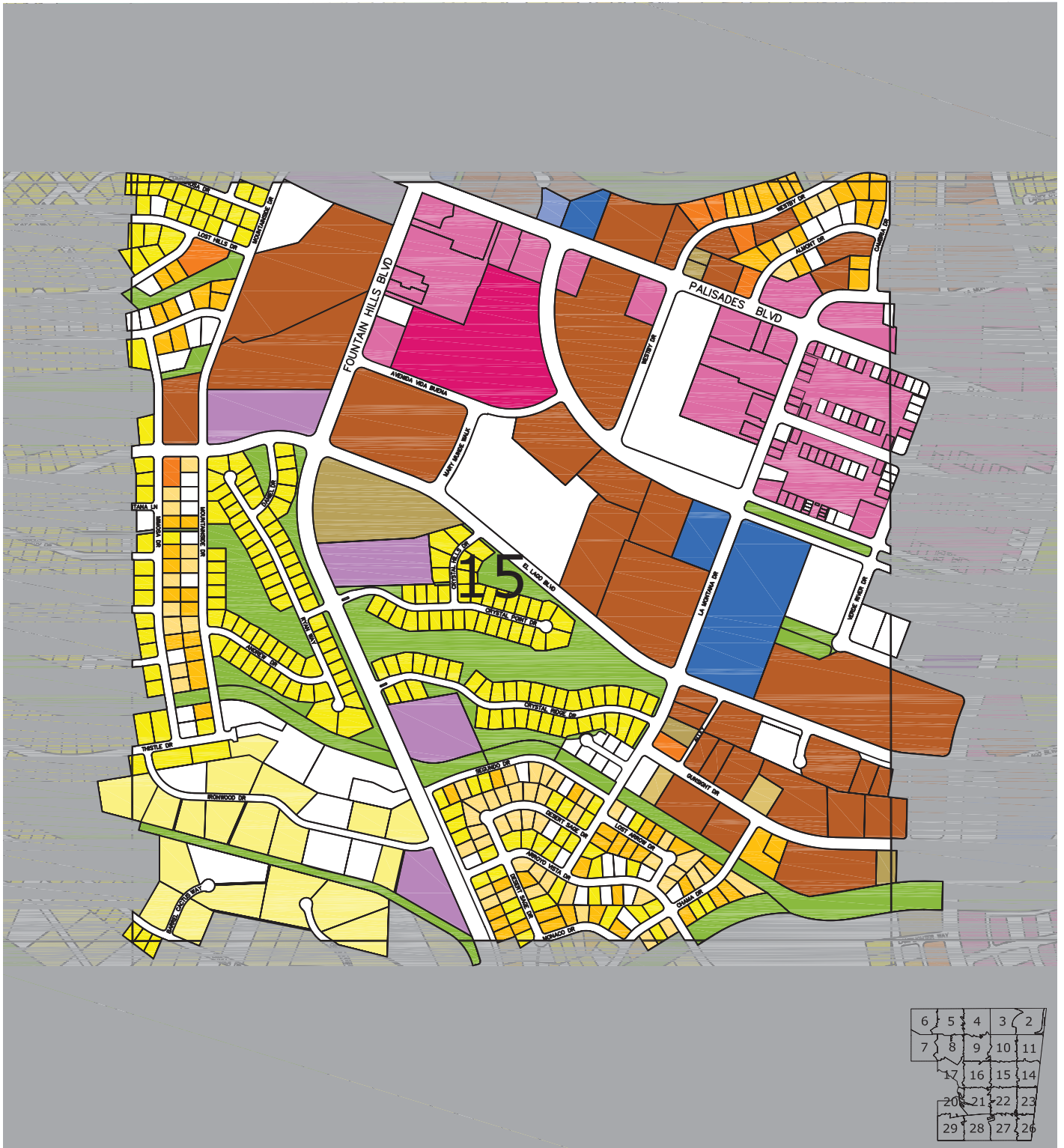
Undeveloped land and R.O.W. shown in white





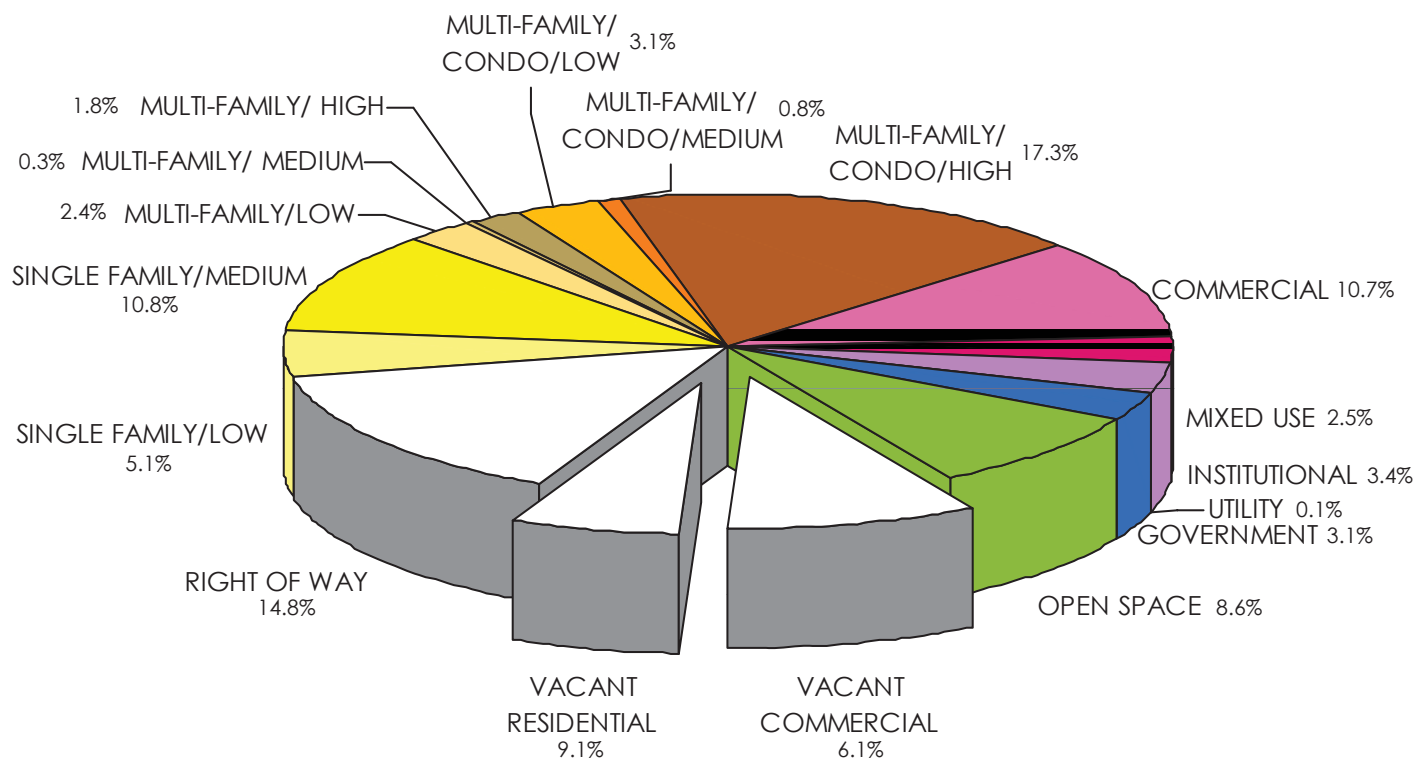
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			6.8		158.3
Single Family – L					
Single Family – M	433	89.8			
Multi-Family – L					
Multi-Family – M	16	1.2			
Multi-Family – H	28	1.5			
Multi-Family/Condo – L	20	2.4			
Multi-Family/Condo – M	28	2			
Multi-Family/Condo – H	428	54.6			
Commercial/Retail		41.5	13.5		55
Mixed Use					
Lodging		3.2			3.2
Institutional					
Industrial					
Utility		6.8			6.8
Government/Town Owned					
Schools					
Parks		64.5			64.5
Golf Course					
Open Space				150	150
Scottsdale Owned Land					
Right of Way/Streets		82.4			82.4
Total	953	349.9	20.3	150	520.2

section 15



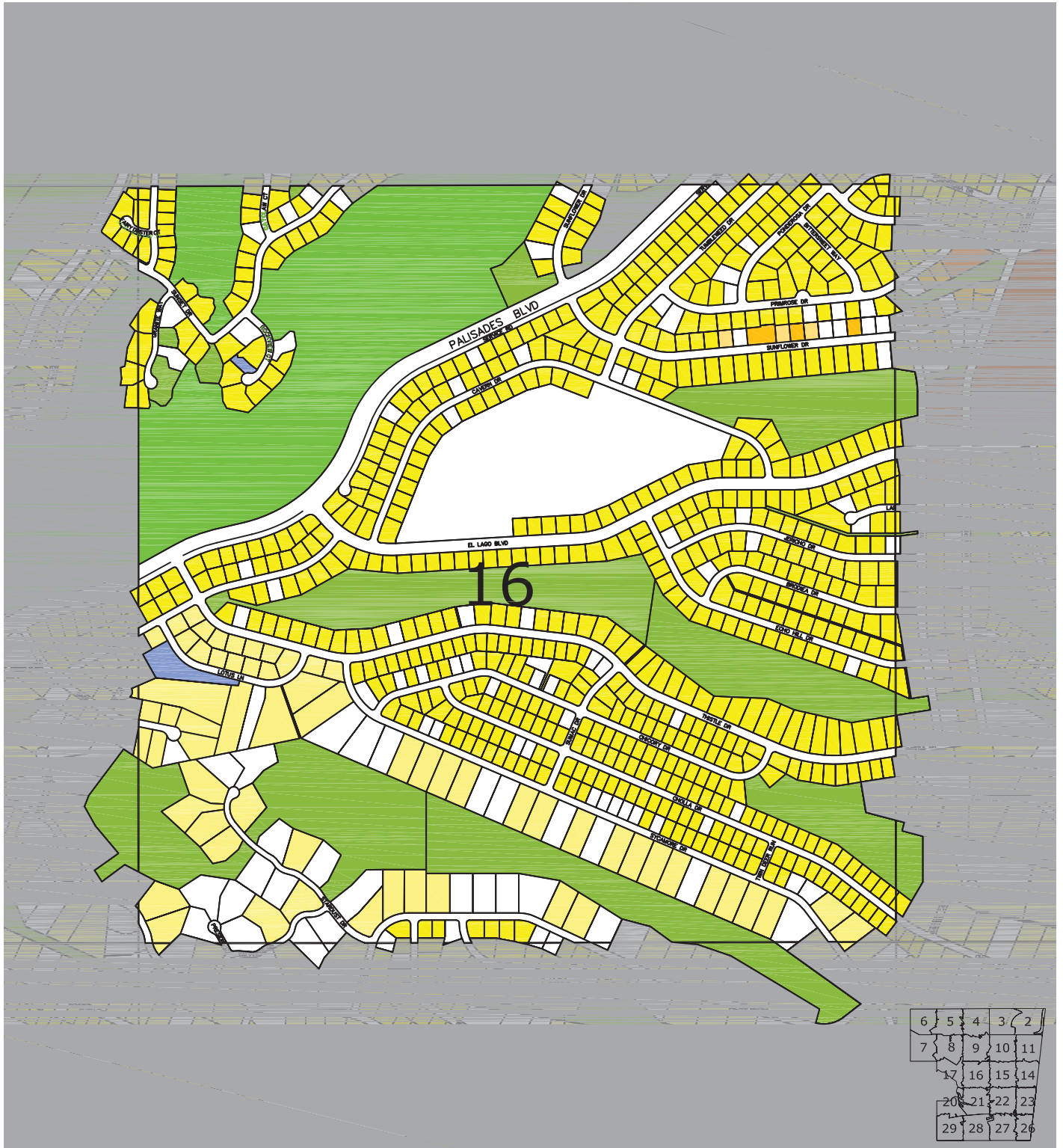
Undeveloped land and R.O.W. shown in white



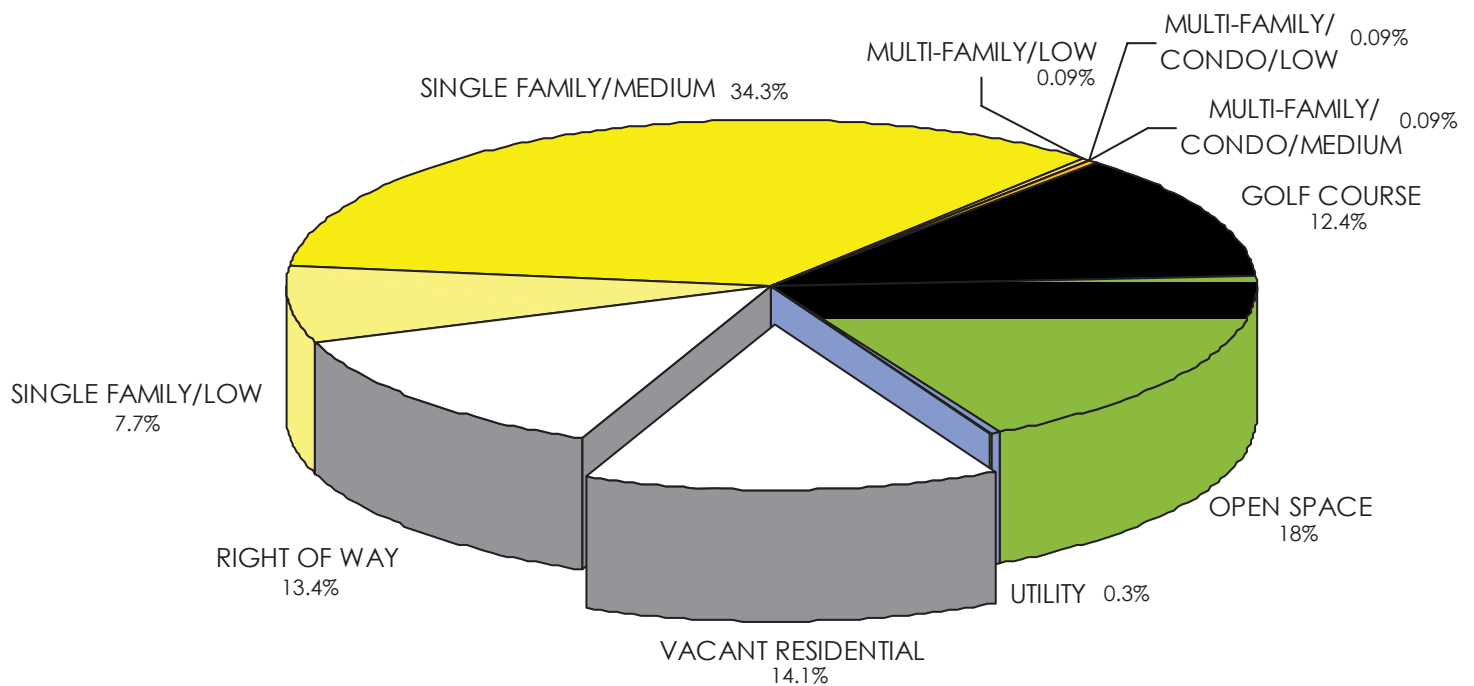


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			56.7		318.9
Single Family – L	19	32			
Single Family – M	224	68			
Multi-Family – L	125	15.3			
Multi-Family – M	16	2			
Multi-Family – H	201	11.4			
Multi-Family/Condo – L	162	19.7			
Multi-Family/Condo – M	56	5			
Multi-Family/Condo – H	1161	108.8			
Commercial/Retail		67	38.3		105.3
Mixed Use	248	16			16
Lodging					
Institutional		21.2			21.2
Industrial					
Utility		0.9			0.9
Government/Town Owned		19.7			19.7
Schools					
Parks					
Golf Course					
Open Space				54	54
Scottsdale Owned Land					
Right of Way/Streets		93			93
Total	2212	480	95	54	629

section 16

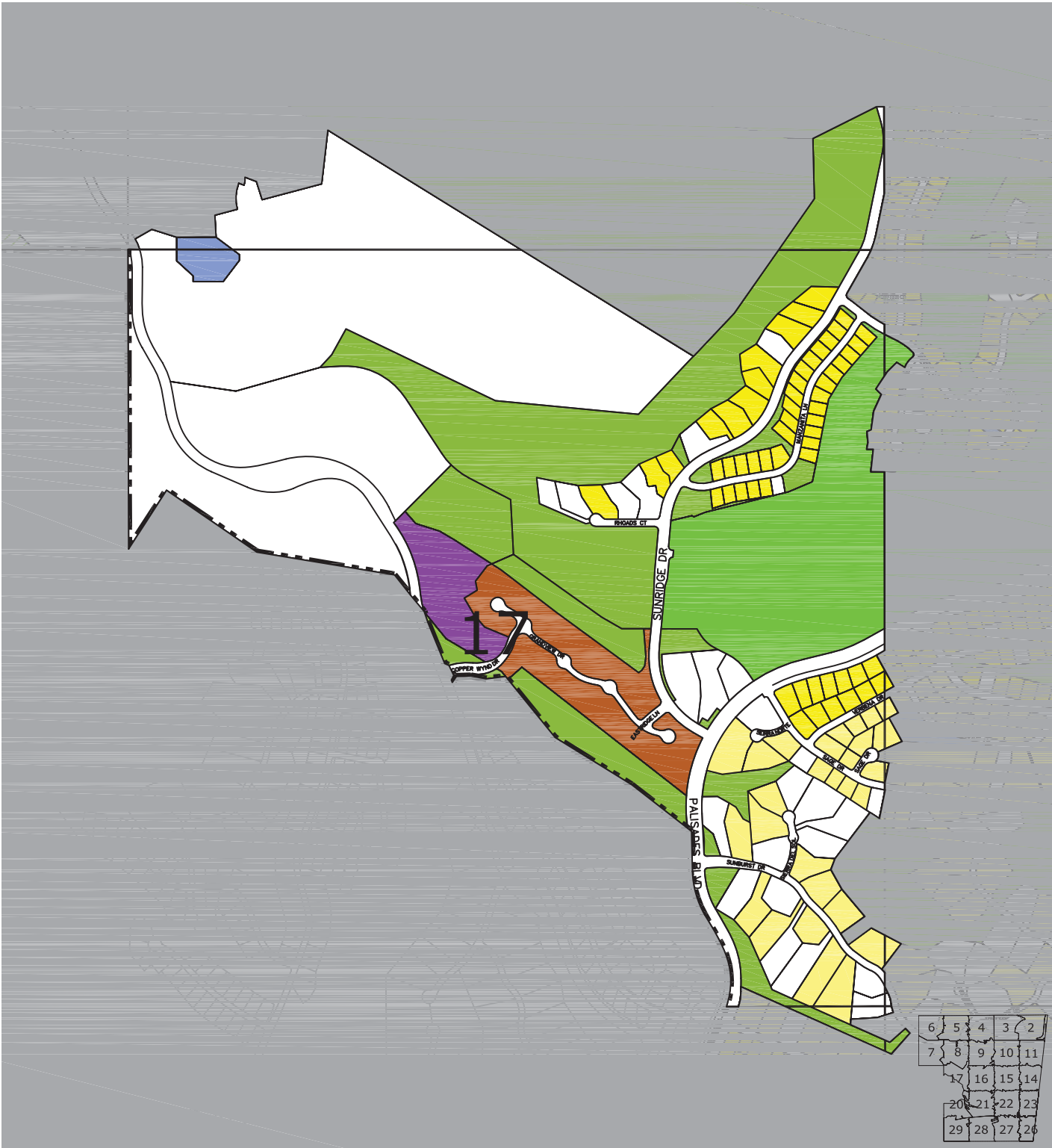


Undeveloped land and R.O.W. shown in white

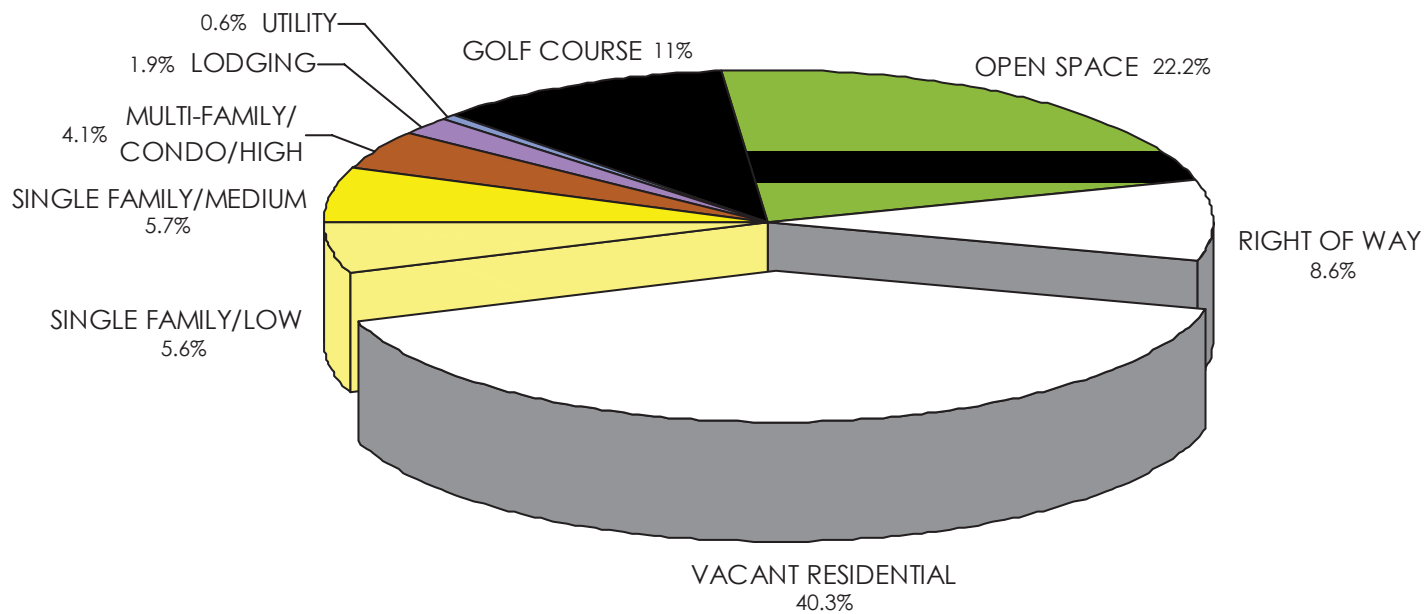


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			91.3		364.8
Single Family – L	44	49.6			
Single Family – M	695	222.1			
Multi-Family – L	4	0.6			
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L	8	0.6			
Multi-Family/Condo – M	6	0.6			
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		1.8			1.8
Government/Town Owned					
Schools					
Parks					
Golf Course		80.2			80.2
Open Space				116.9	116.9
Scottsdale Owned Land					
Right of Way/Streets		84.5			84.5
Total	757	440	91.3	116.9	648.2

section 17



Undeveloped land and R.O.W. shown in white

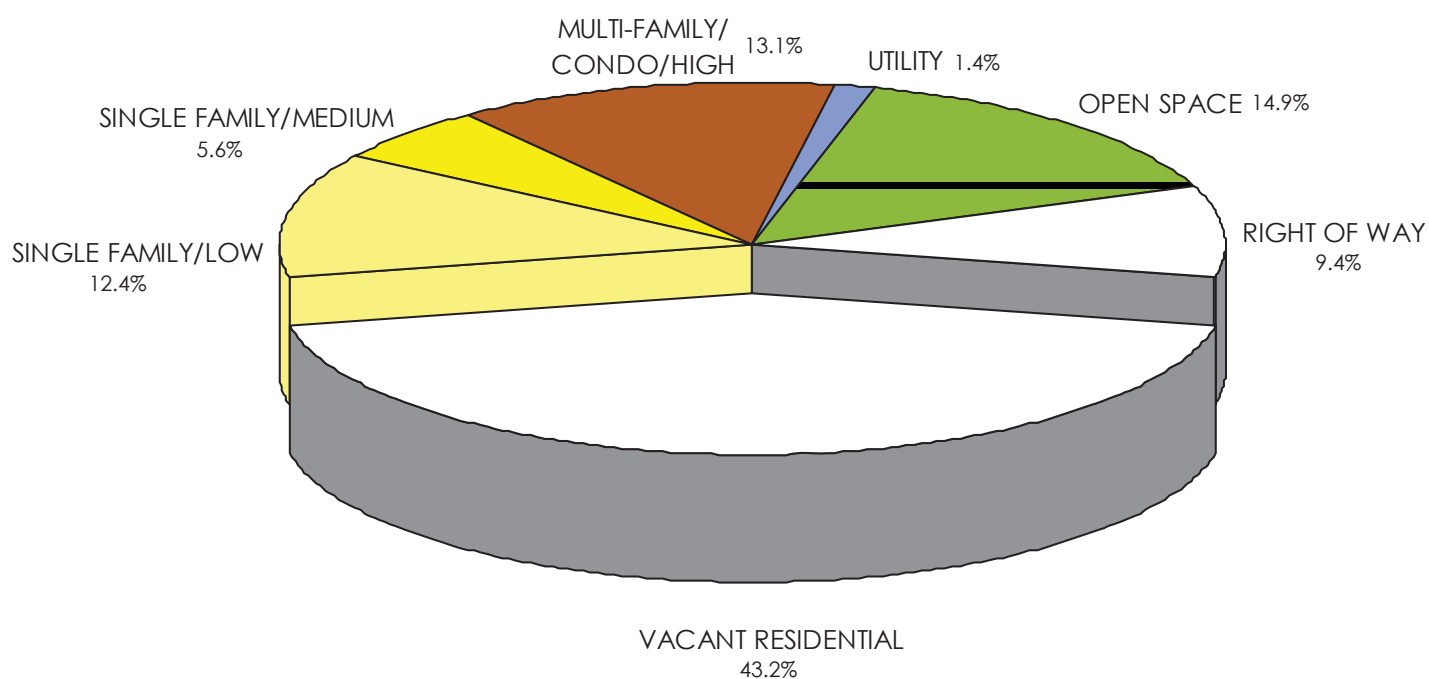


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			167		231.1
Single Family – L	22	23.4			
Single Family – M	66	23.7			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H	108	17			
Commercial/Retail					
Mixed Use					
Lodging		8			8
Institutional					
Industrial					
Utility		2.5			2.5
Government/Town Owned					
Schools					
Parks					
Golf Course		45.6			45.6
Open Space				91.6	91.6
Scottsdale Owned Land					
Right of Way/Streets		35.8			35.8
Total	196	156	167	91.6	414.6

section 20

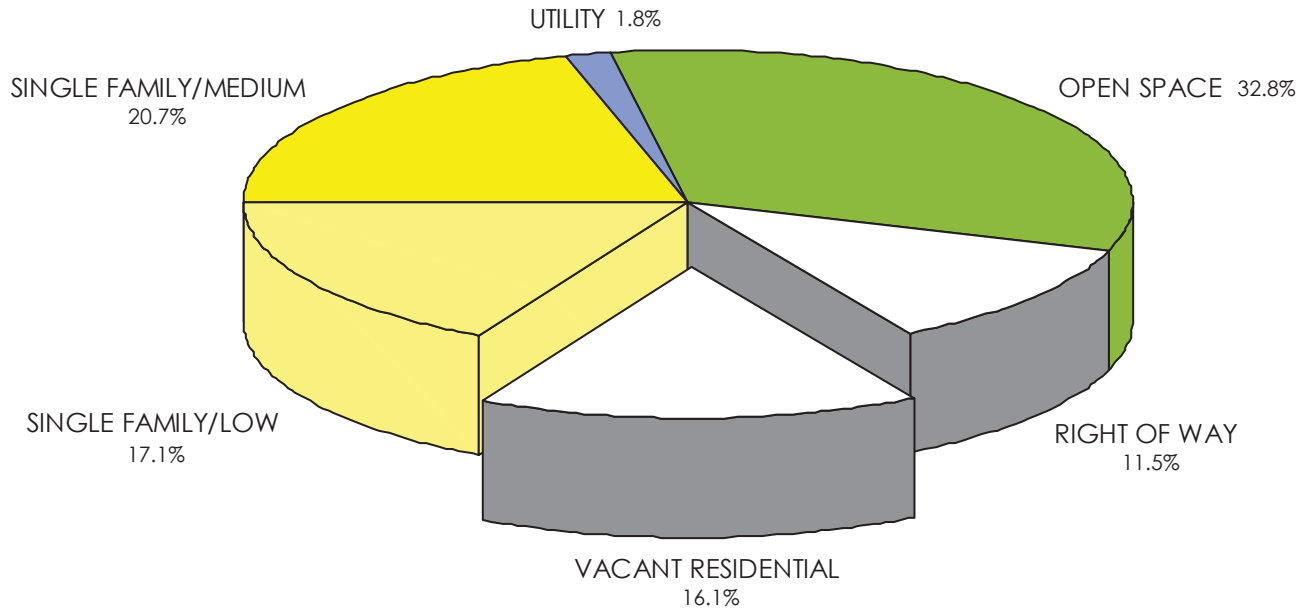


Undeveloped land and R.O.W. shown in white



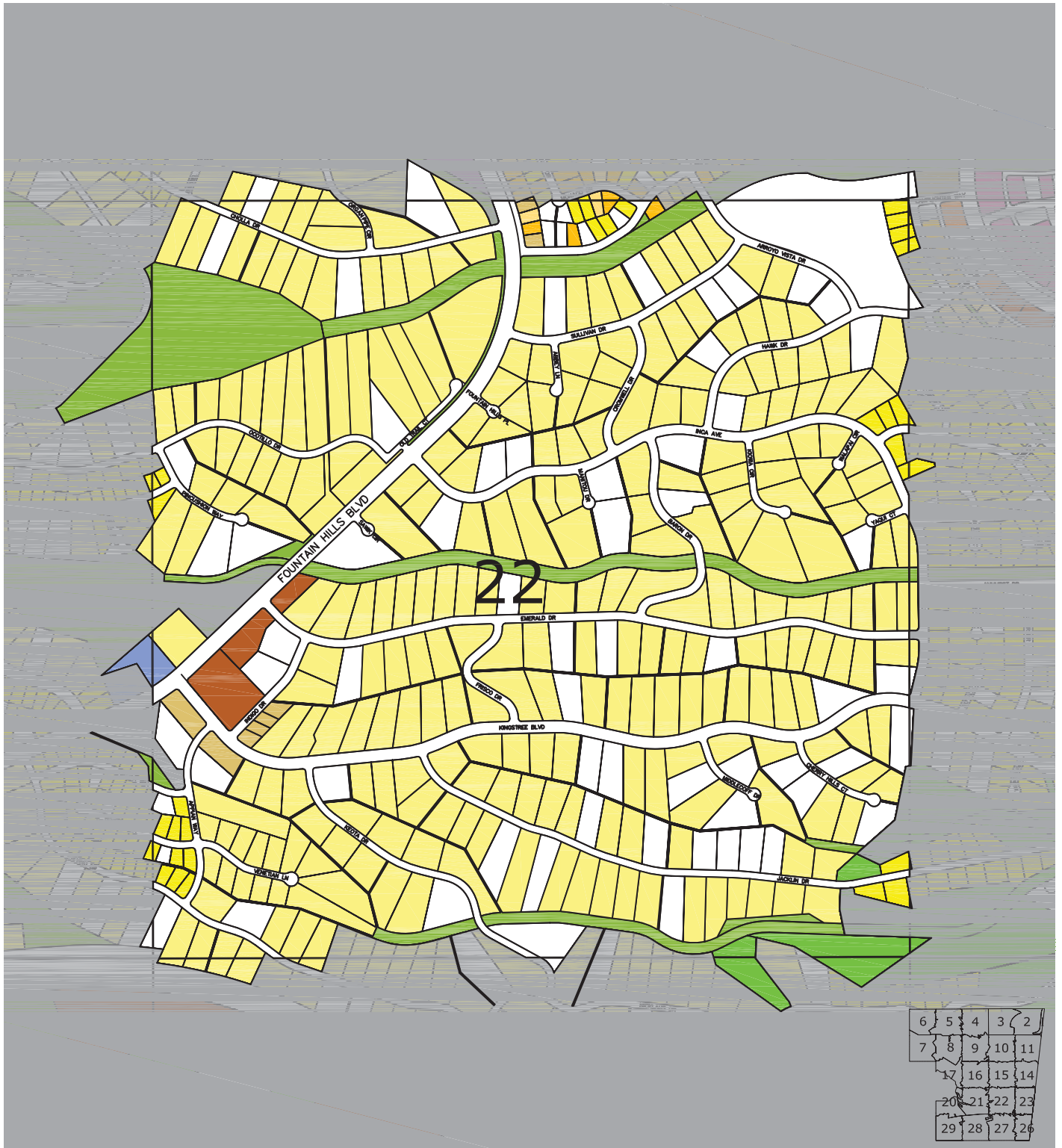
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			187.2		321.8
Single Family – L	38	53.8			
Single Family – M	88	24.2			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H	68	56.6			
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		6			6
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				64.7	64.7
Scottsdale Owned Land					
Right of Way/Streets		40.8			40.8
Total	194	181.4	187.2	64.7	433.3

[illegible]



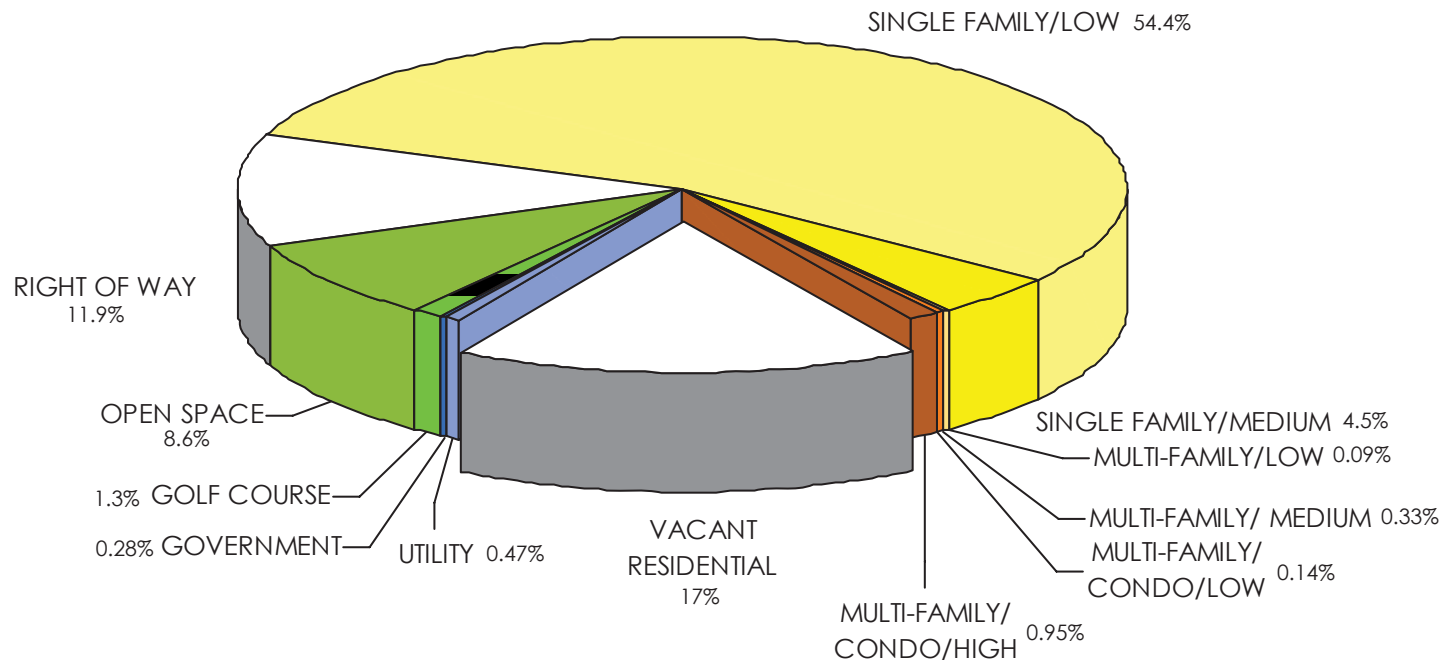
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			106.8		356.5
Single Family – L	108	113.1			
Single Family – M	505	136.6			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		12			12
Government/Town Owned					
Schools					
Parks					
Golf Course					
Open Space				217	217
Scottsdale Owned Land					
Right of Way/Streets		75.9			75.9
Total	613	337.6	106.8	217	661.4

section 22



Undeveloped land and R.O.W. shown in white



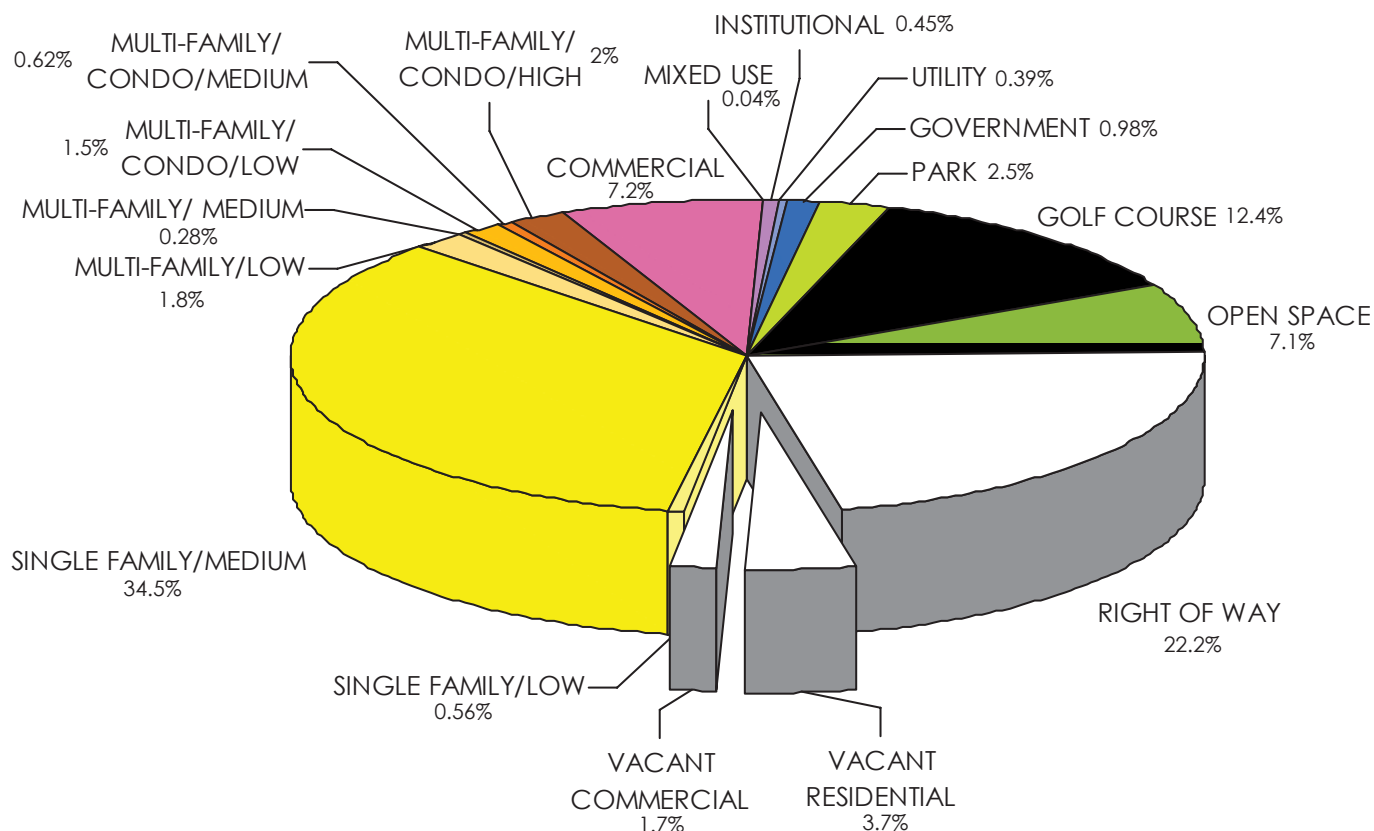


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			109.2		497.4
Single Family – L	256	349.4			
Single Family – M	52	29.1			
Multi-Family – L	4	0.6			
Multi-Family – M	12	2.1			
Multi-Family – H					
Multi-Family/Condo – L	7	0.9			
Multi-Family/Condo – M					
Multi-Family/Condo – H	75	6.1			
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility		3			3
Government/Town Owned		1.8			1.8
Schools					
Parks					
Golf Course		8.4			8.4
Open Space				54.9	54.9
Scottsdale Owned Land					
Right of Way/Streets		76.6			76.6
Total	406	478	109.2	54.9	642.1

section 23

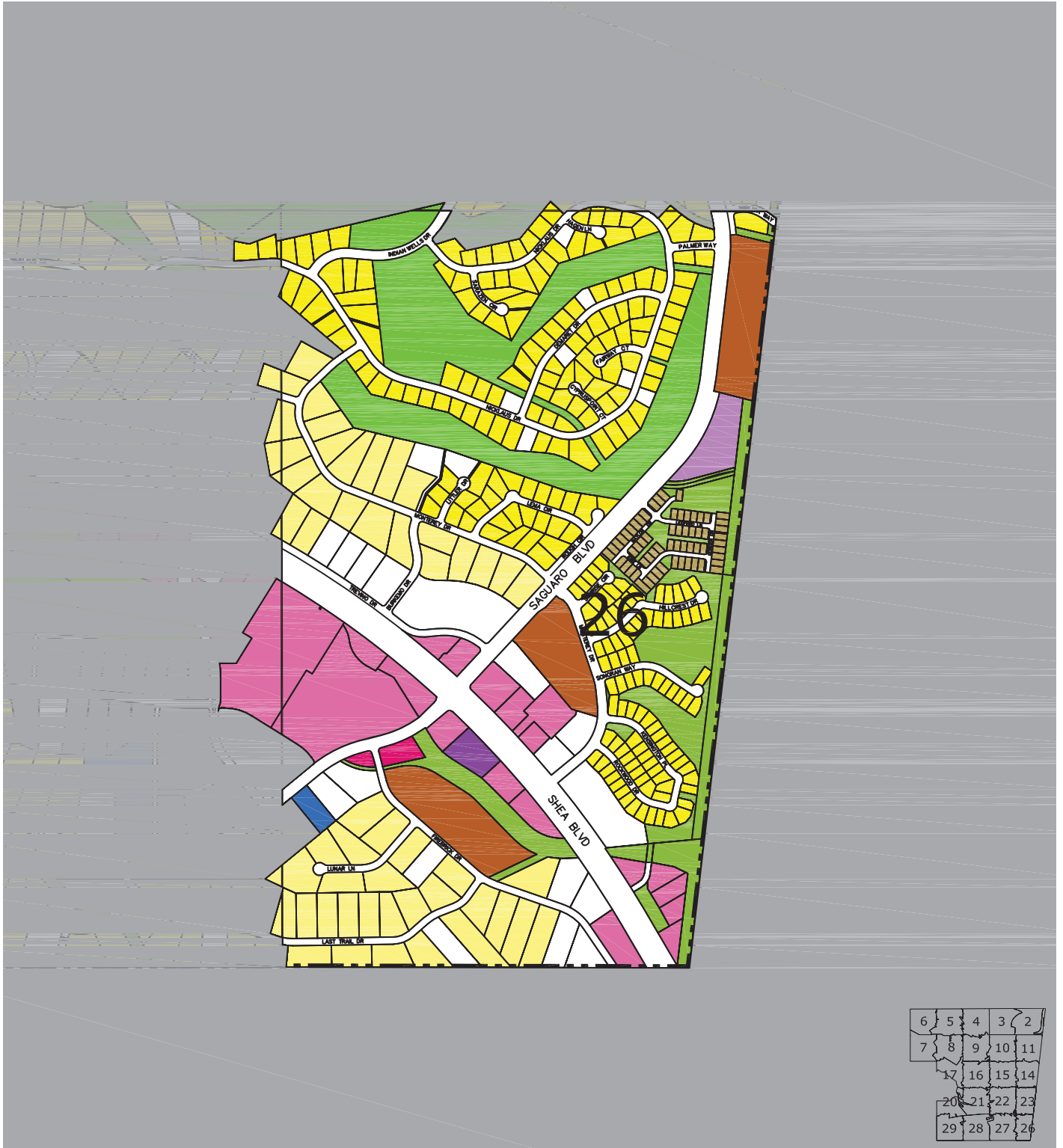


Undeveloped land and R.O.W. shown in white

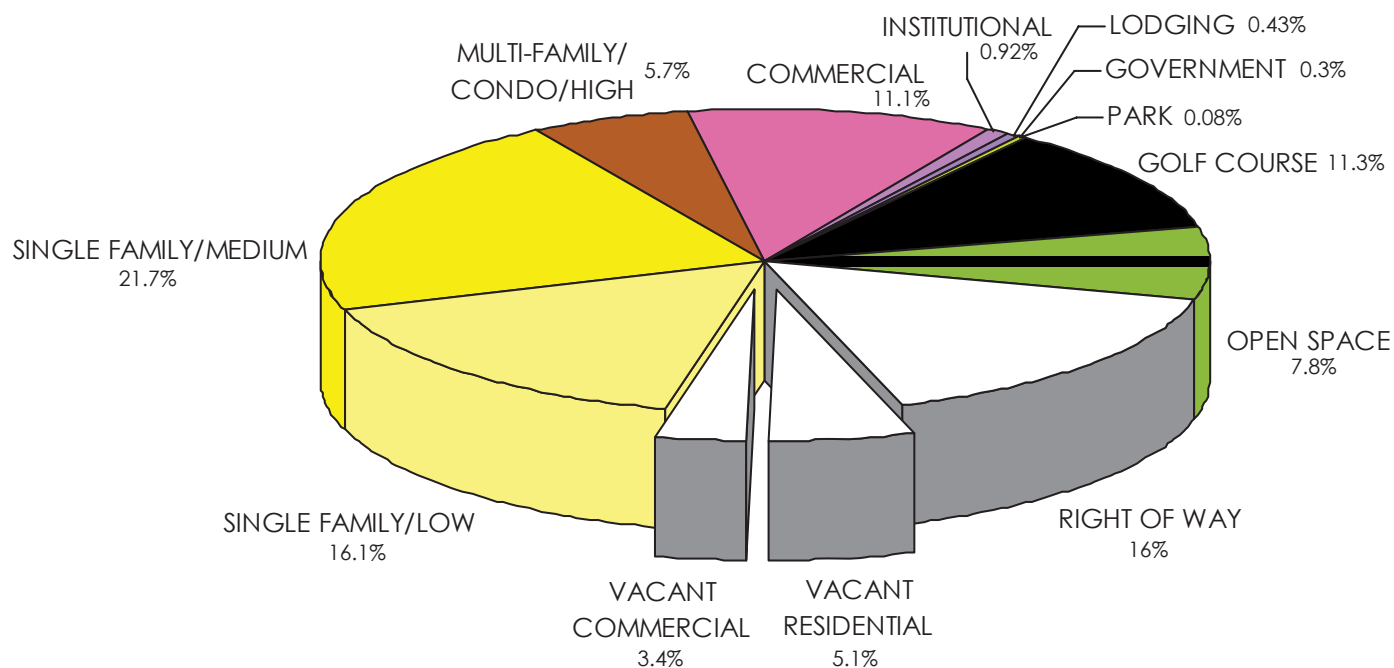


Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			17.4		210
Single Family – L	2	2.6			
Single Family – M	424	161.4			
Multi-Family – L	61	8.3			
Multi-Family – M	33	1.3			
Multi-Family – H					
Multi-Family/Condo – L	48	6.9			
Multi-Family/Condo – M	32	2.9			
Multi-Family/Condo – H	91	9.2			
Commercial/Retail		33.8	8		41.8
Mixed Use	2	0.2			0.2
Lodging					
Institutional		2.1			2.1
Industrial					
Utility		1.8			1.8
Government/Town Owned		4.6			4.6
Schools					
Parks		11.6			11.6
Golf Course		58			58
Open Space				33.4	33.4
Scottsdale Owned Land					
Right of Way/Streets		104			104
Total	693	408.7	25.4	33.4	467.5

section 26

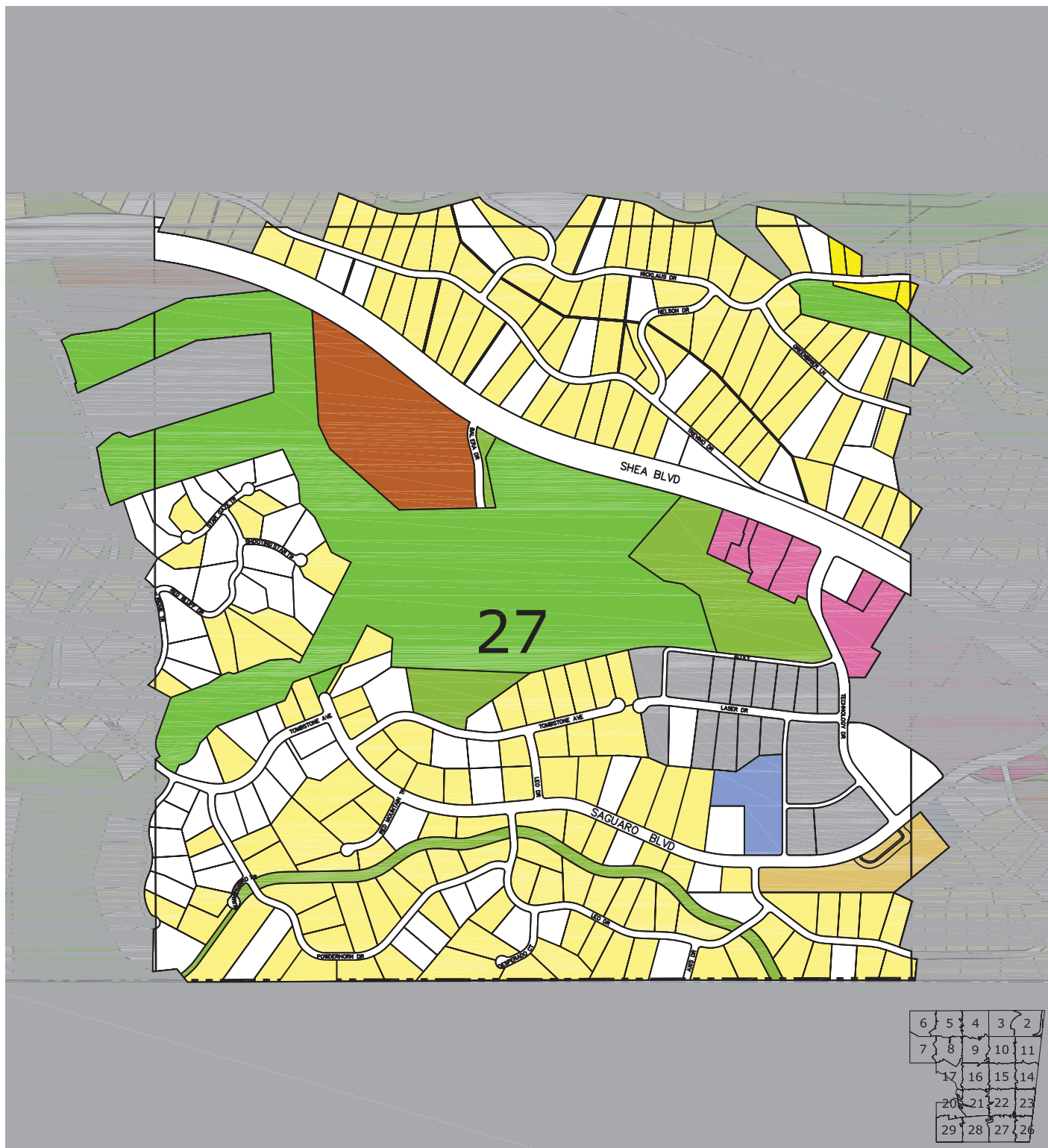


Undeveloped land and R.O.W. shown in white



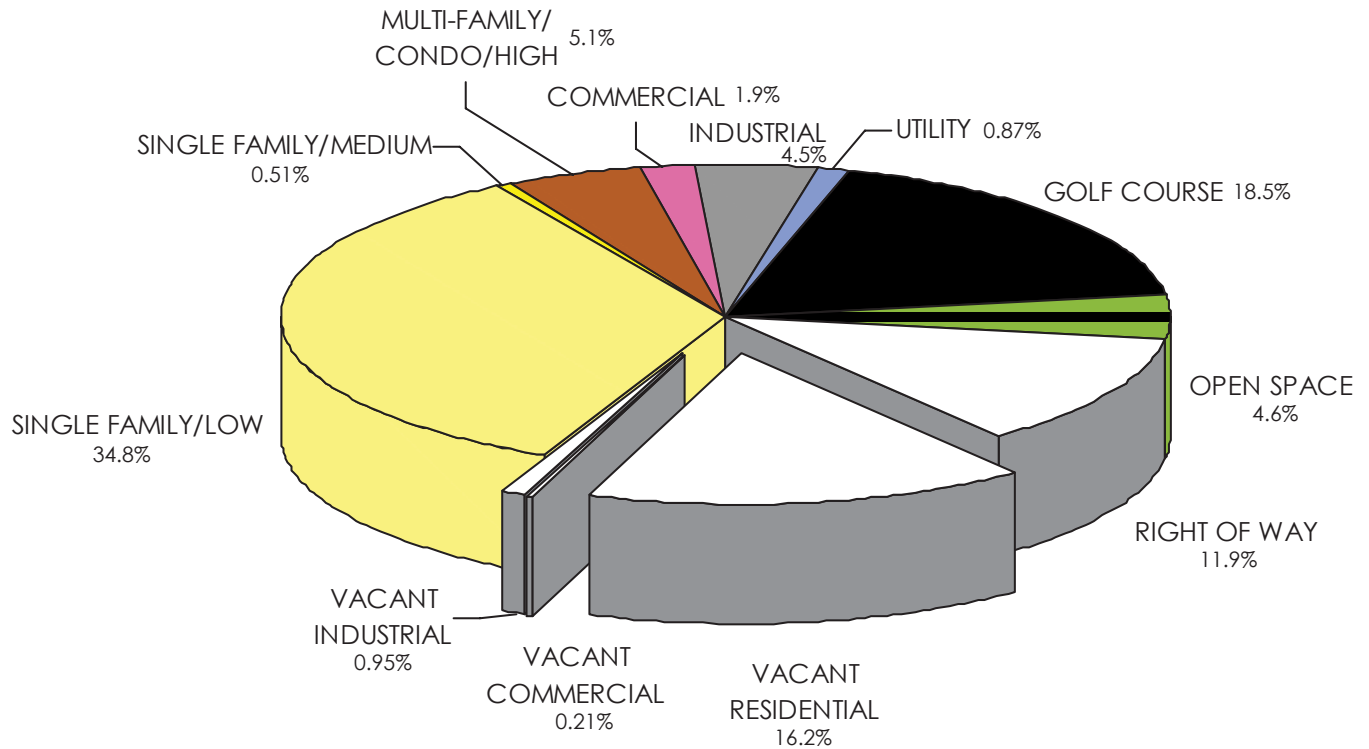
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			19		179.7
Single Family – L	51	59.3			
Single Family – M	305	80.3			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H	249	21.1			
Commercial/Retail		41.1	12.5		53.6
Mixed Use					
Lodging		1.6			1.6
Institutional		3.4			3.4
Industrial					
Utility					
Government/Town Owned		1			1
Schools					
Parks		0.3			0.3
Golf Course		41.9			41.9
Open Space				28.9	28.9
Scottsdale Owned Land					
Right of Way/Streets		59			59
Total	605	309	31.5	28.9	369.4

section 27



Undeveloped land and R.O.W. shown in white





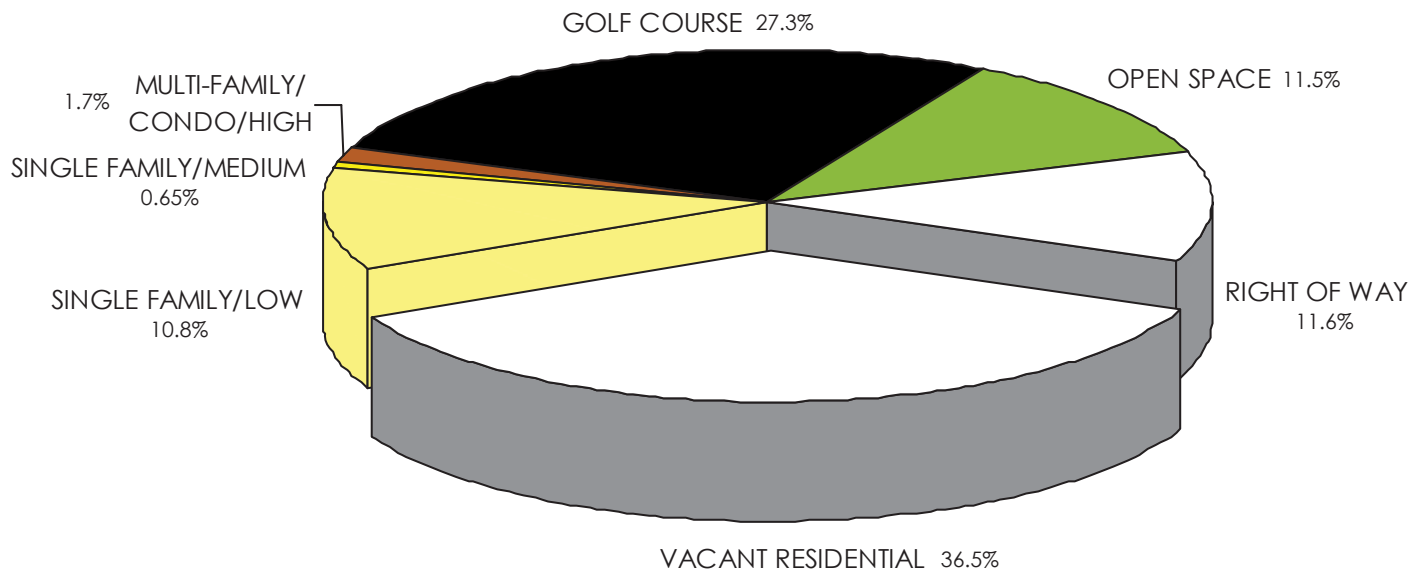
Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			102.3		357.5
Single Family – L	164	219.9			
Single Family – M	6	3.2			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H	151	32.1			
Commercial/Retail		11.9	1.3		13.2
Mixed Use					
Lodging					
Institutional					
Industrial		28.7	6		34.7
Utility		5.5			5.5
Government/Town Owned					
Schools					
Parks					
Golf Course		117			117
Open Space				29	29
Scottsdale Owned Land					
Right of Way/Streets		75.2			75.2
Total	321	493.5	109.6	29	632.1

section 28



Undeveloped land and R.O.W. shown in white





Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			230		312.6
Single Family – L	78	67.8			
Single Family – M	6	4.1			
Multi-Family – L					
Multi-Family – M					
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H	26	10.7			
Commercial/Retail					
Mixed Use					
Lodging					
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks					
Golf Course		172			172
Open Space				72.2	72.2
Scottsdale Owned Land					
Right of Way/Streets		73.4			73.4
Total	110	328	230	72.2	630.2

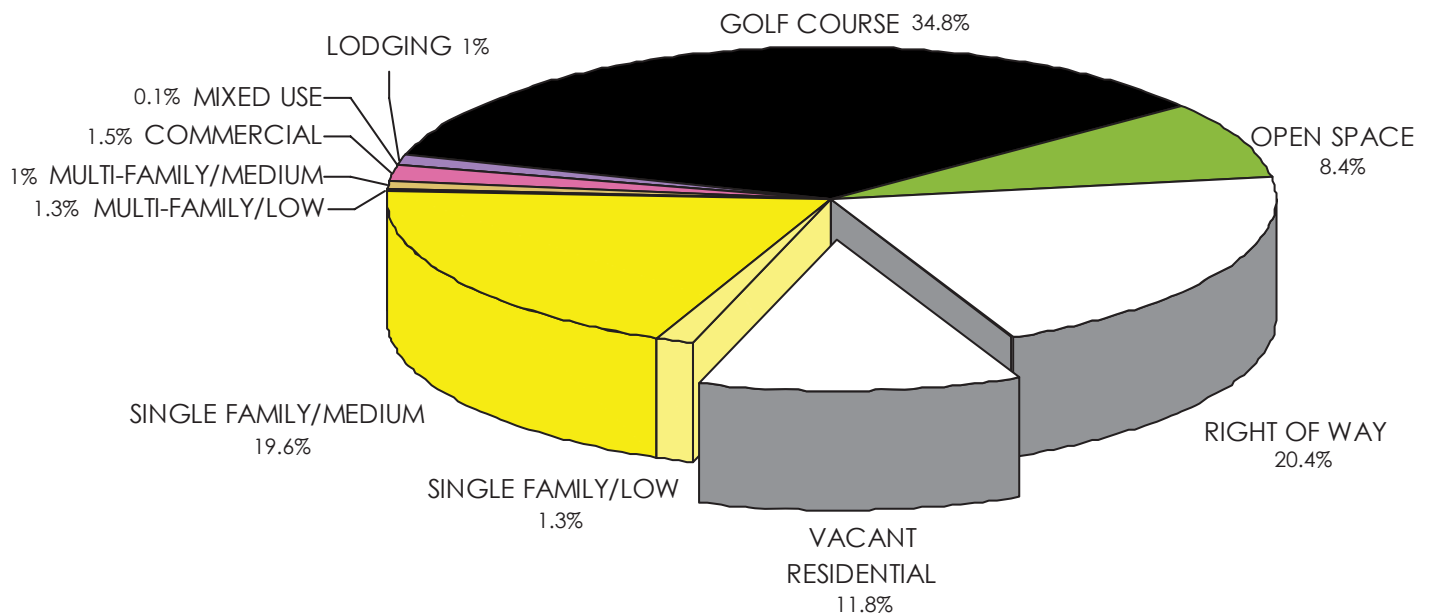
section 29



6	5	4	3	2
7	8	9	10	11
17	16	15	14	
20	21	22	23	
29	28	27	26	

Undeveloped land and R.O.W. shown in white





Land Use	Residential Units	Developed Acres	Undeveloped Developable Acres	Undeveloped Undevelopable Acres	Total Acres
Residential			71.1		203.8
Single Family – L	6	7.7			
Single Family – M	436	118.4			
Multi-Family – L	7	0.7			
Multi-Family – M	67	5.9			
Multi-Family – H					
Multi-Family/Condo – L					
Multi-Family/Condo – M					
Multi-Family/Condo – H					
Commercial/Retail		9.3			9.3
Mixed Use	8	0.7			0.7
Lodging		5.9			5.9
Institutional					
Industrial					
Utility					
Government/Town Owned					
Schools					
Parks					
Golf Course		210			210
Open Space				50.9	50.9
Scottsdale Owned Land					
Right of Way/Streets		123			123
Total	524	481.6	71.1	50.9	603.6